



Planning and Zoning Commission Report ZC 10-21

A request for Zoning Designation 10-21 to Single Family Residential 2 (R-2) for property located at the 2000 Block of Hwy. Alternate 90, Property ID 59056 was considered during a public hearing at the Public and Virtual Planning & Zoning Commission meeting on June 8, 2021.

Chris Riggs, Assistant Director of Planning & Codes presented the staff report. He explained that the 63.99-acre tract has one existing residential home on the site. The initial zoning of a property following a voluntary annexation is established at Agricultural Ranch unless the property owner or the City make a specific request. The property owner has requested a zoning designation to Single Family Residential 2. The second reading of the voluntary annexation and zoning change will occur at the June 15, 2021, City Council meeting, if approved will become effective July 16, 2021.

Mr. Riggs stated that the area consists of single-family residential subdivisions and the proposed zoning designation is compatible with the surrounding land uses and zoning. The property is in the Riverside District of the Comprehensive Plan and single-family residential zoning is permitted by right. Mr. Riggs pointed out that the development of the property is required to follow all City Ordinances including stormwater and drainage standards. The site is located west of the JBSA Auxiliary Airfield. Staff contacted the JBSA to notify of the proposed development. JBSA representative did not have any objections with the proposed plans as the development is not within the approach of the airfield. The development will take access from Alternate Hwy. 90.

Staff recommended approval of the request based on the existing residential subdivision to the west and the current patterns of growth in the ETJ.

The regular meeting recessed, and a public hearing was held.

Angie Acuna, 643 Monticello expressed concerns with flooding. She explained that there is a barrier (cliff) behind her home that prevents water to run on her property. She felt that if the barrier was removed by the proposed development that the flooding issues will increase for properties located on Monticello.

Mr. Riggs explained that development is not allowed along the creek and a new development is not allowed to increase runoff on surrounding properties. He stated that drainage is reviewed during the platting process.

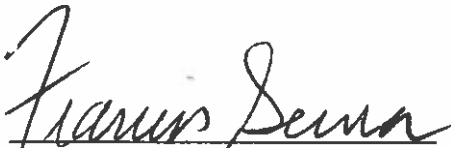
There being no additional responses from the public the regular meeting reconvened for action.

After consideration of the staff report and all information given regarding Zoning Designation (ZC 10-21), Vice Chair Kirchner moved that the Planning and Zoning Commission recommended approval of the zoning designation from Single Family Residential 2 (R-2) for property located at the 2000 Block of Hwy. Alternate 90. Commissioner Bregande seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE THE ZONING DESIGNATION TO SINGLE FAMILY RESIDENTIAL 2 (MF-2)

MOTION PASSED

5-0-0



Francis Serna, Planning Assistant



ATTEST: Chris Riggs, Assistant Director of
Planning & Codes



PLANNING & CODES

ZC 10-21 Staff Report Alt. 90, 1 mile east of SH 123 (Vol Annexation) Zoning Designation to R-2

REQUESTS:

A Zoning Designation request to Single Family Residential 2(R-2) for a proposed residential subdivision.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	ETJ	Vacant
N of Property	ETJ	Residential
S of Property	ETJ	Ag-Ranch
E of Property	ETJ	Vacant
W of Property	R-1	Residential Subdivision

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The 63.99-acre property is located at Alt 90, 1 mile east of SH 123. The property owner is currently requesting voluntary annexation with the first reading occurring at the June 15, 2021 City Council meeting and an expected effective date of July 16, 2021. The applicant is seeking a zoning designation of Single Family Residential 2 (R-2).

Based on the existing residential subdivision to the west and the current patterns of growth in the ETJ, staff recommends approval.

Planning Department Recommendation:

X	Approve as submitted
	Approve with conditions or revisions as noted
	Alternative
	Denial

Applicants:

Paul Landa
MTR Engineers, LLC
12770 Cimarron Path #100
San Antonio TX 78249

Property Owner:

HLH Properties LLC
15720 Bandera Rd
Helotes, TX 78023

Property Address/Location:

Alt. 90, 1 mile east of SH 123

Legal Description:

Abs:35 SUR: John Sowell

Lot Size/Project Area:

Approx. 63.99 Acres

Future Land Use Plan:

Riverside

Notifications:

Mailed May 27, 2021
Newspaper May 23, 2021

Comments Received:

None

Staff Review:

Chris Riggs
Assistant Director of
Planning and Codes

Attachments:

- Location Map
- Existing Zoning Map
- Future Land Use Plan Map

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The 63.99 acres is currently vacant. There is one existing residential home on the site.

CODE REQUIREMENTS:

The initial zoning of a property following voluntary annexation is established as Agricultural Ranch unless the property owner or the City makes a specific request. In this case, the current property owner is requesting a zoning designation of R-2 Single-Family Residential. The second readings of both the zoning designation and the voluntary annexation will occur at the June 15, 2021 City Council meeting and, if approved, will become effective July 16, 2021.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

This is an area of existing single-family residential subdivisions. Given the existing uses of the surrounding area, the proposed zoning designation would be compatible.

COMPREHENSIVE PLAN:

The property is located in the Riverside designation of the FLUP. Single-family residential zoning is permitted by right.

HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.)

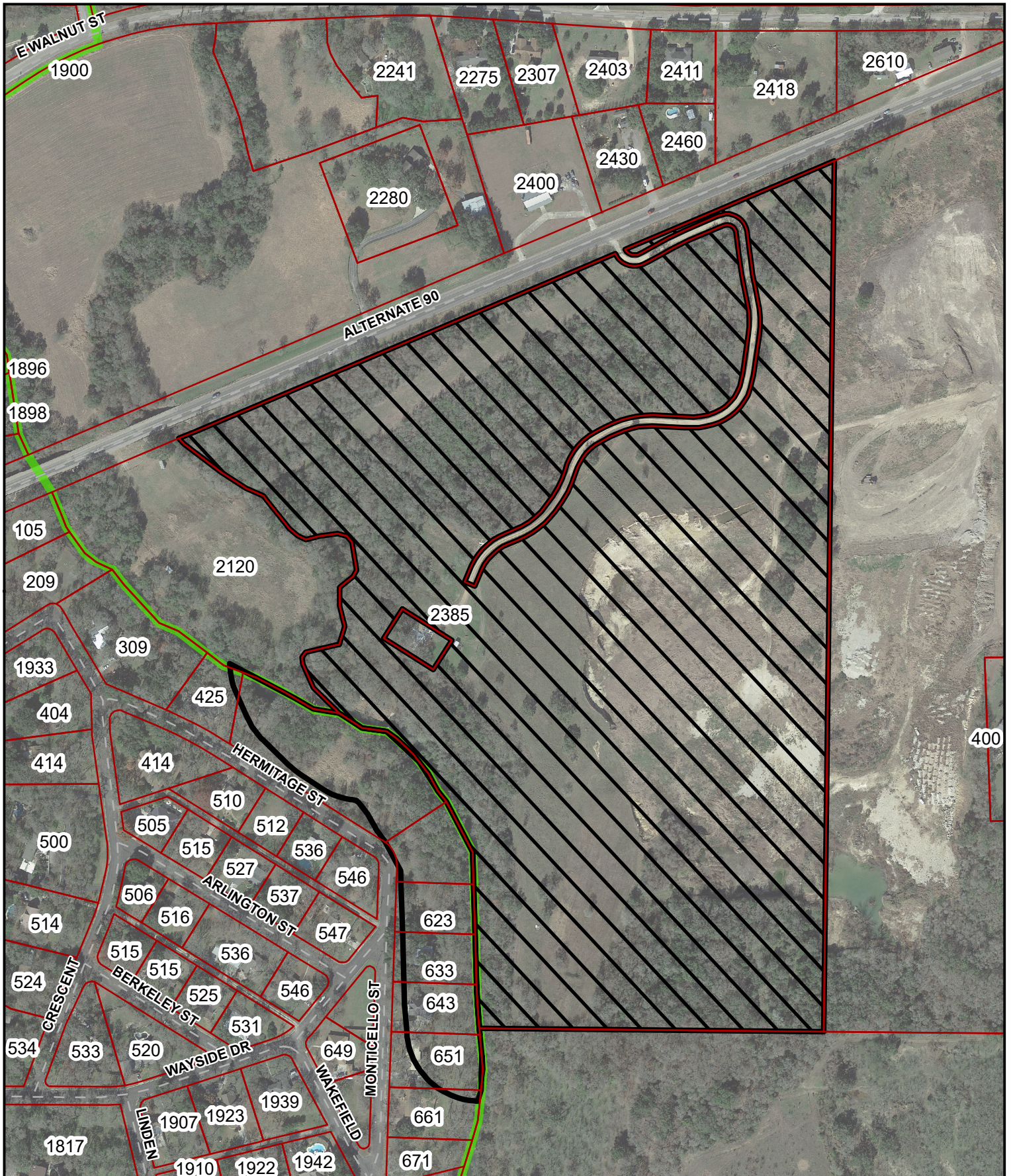
The development of the property will be required to follow the City of Seguin's ordinances, which includes stormwater and drainage standards. The site is just west of the JBSA Auxiliary Airfield and staff has contacted JBSA about the proposed development. JBSA did not have any objection with the proposal as it is not in line with the approach of the airfield.

TRAFFIC (STREET FRONTAGE & ACCESS):

The property will take access from Alternate Hwy 90.

LOCATION MAP

ZC 10-21 2000 Blk of Alternate 90



This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.



Lot Lines

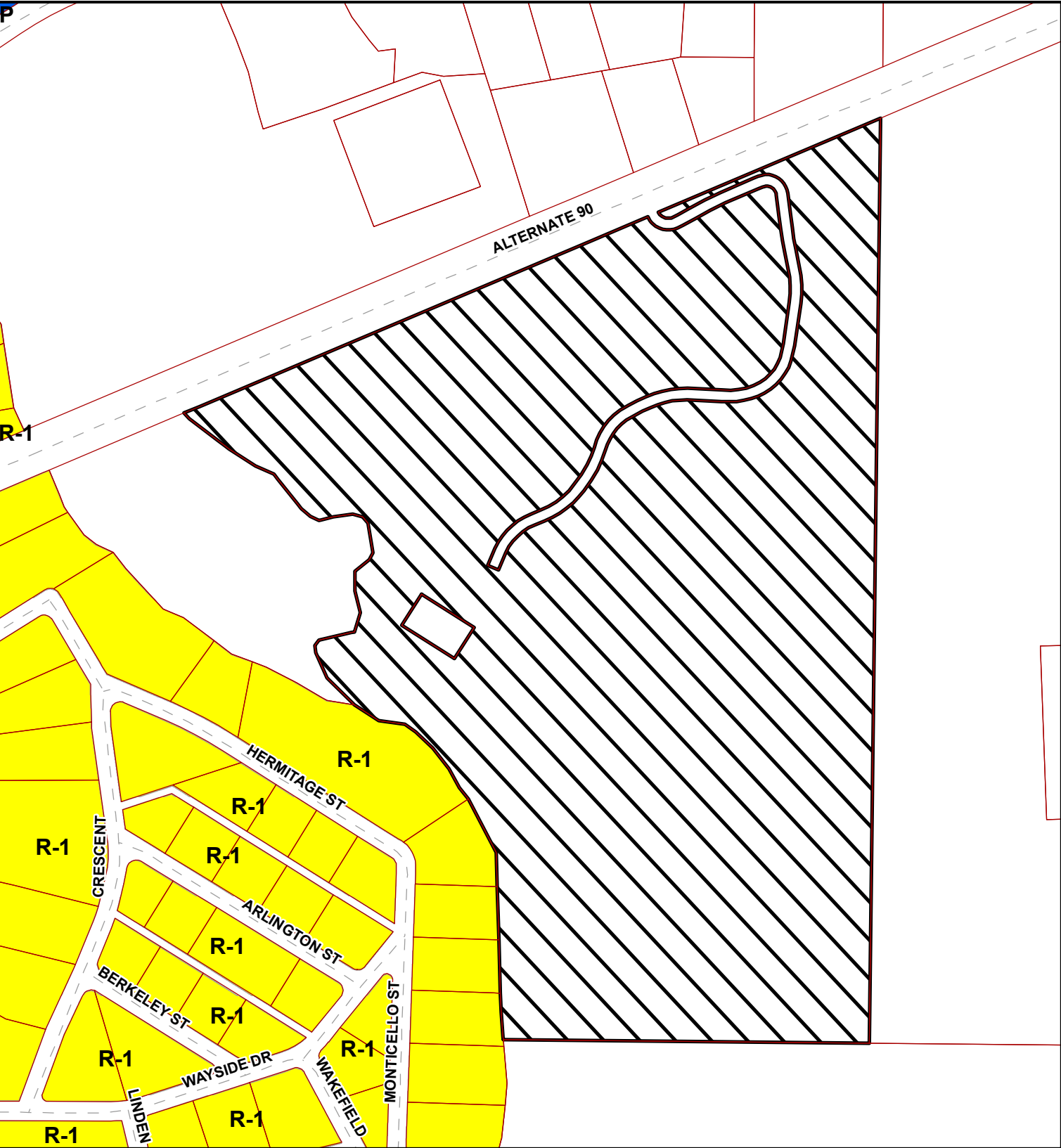


Site Location



200' Notification Buffer
1 inch = 350 feet

Printed: 5/19/2021



Agricultural - Ranch	Single Family Residential 2	MultiFamily 1	Manufactured Home Park	Industrial
Rural Residential	Zero Lot Lines	MultiFamily 2	Neighborhood Commercial	Public
Suburban Residential	Duplex 1	MultiFamily 3	Commercial	Planned Unit Development
Single Family Residential 1	Duplex 2	Manufactured-Residential	Light Industrial	ROW

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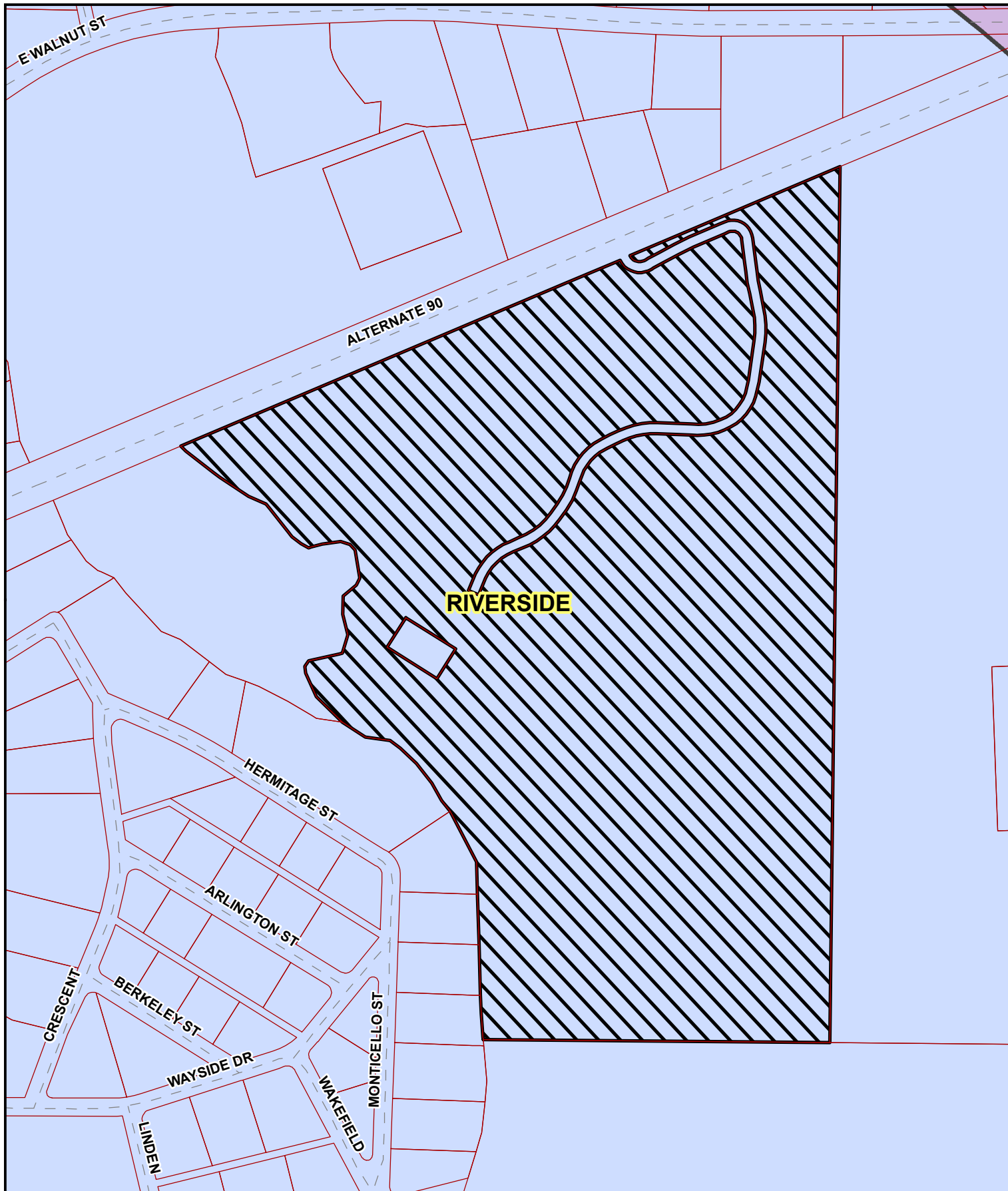
Ownership
 Site Location

1 inch = 350 feet

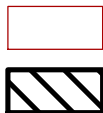
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FUTURE LAND USE MAP

ZC 10-21 2000 Blk of Alternate 90



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Ownership

Site Location

1 inch = 350 feet

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