



PLANNING & CODES

Planning and Zoning Commission Report ZC 04-18

A request for Zoning Designation 04-18 was considered during a public hearing at the Planning & Zoning Commission meeting on April 10, 2018:

ZONING DESIGNATION TO SINGLE FAMILY RESIDENTIAL (R-2) AND COMMERCIAL (C) FOR AREA 2 ANNEXED INTO THE SEGUIN CITY LIMITS, BEING APPROXIMATELY 52.67 ACRES SITUATED IN THE M CHERINO SURVEY, AB. 10, ON FM 20 WITH PROPERTY ID NUMBERS 52646 AND 115082.

Helena Schaefer presented the staff report. She stated that the City of Seguin is the applicant in the request. She explained that Annex Area 2 already has a portion of their properties within the city limits, which were annexed back in 1999. The Tsakiris property was zoned commercial through the annexation process and the portion of the Moreno tract was originally zoned commercial in 1999, but rezoned in 2017 to Single Family Residential-2. No structures are located on the properties. All initial zoning requests due to annexation must conform to the comprehensive plan and be evaluated on current zoning and existing land use consistency. The properties are currently being used for agricultural and ranching activities. However, this is also an area for potential residential growth. Ms. Schaefer gave an overview of the surrounding properties. She explained that the Tsakiris property is in the Community Node District which is more commercial in nature as it is an area of intersecting transportation corridors which serve areas of commercial services to those areas of residential development. The Moreno property is located in the Emergent Residential District which is more residential in nature and are located outside of the City's center. Zoning the remainder of the Tsakiris property to Commercial and Moreno property to Single Family Residential 2 is compatible with the Community Node District and Emergent Residential District. Staff recommended approval of the zoning designations to Single Family Residential 2 for the Moreno property and Commercial for the Tsakiris property.

The regular meeting was then recessed and a public hearing was held. There being no responses from the public the regular meeting reconvened.

Public notifications were mailed on March 29, 2018 and published in the newspaper on March 25, 2018. No comments were received.


After consideration of the staff report and all information given regarding Zoning Change 04-18 Commissioner Gettig moved that the Planning and Zoning Commission recommend approval to City Council of the Zoning Designation Request to Single Family Residential (R-2) and Commercial (C). Commissioner Spahn seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE ZONING CHANGE TO SINGLE-FAMILY RESIDENTIAL-2 AND COMMERCIAL

**MOTION PASSED
7-0-0**



Francis Serna
Planning Assistant



ATTEST: Helena Schaefer
Senior Planner



PLANNING & CODES

**ZC 04-18 Staff Report
FM 20 – 52.69 acres
Zoning Change to R-2 and C**

Applicant:

City of Seguin
205 N River St
Seguin, TX 78155

Property Owner:

Moreno Construction Co &
Tsakiris Louis A Family
Partnership Ltd

Property Address/Location:

NE Corner of State Hwy
123N & FM 20

Legal Description:

Abs: 10 Sur: M Cherino 0.27
acres & 52.39 acres

Lot Size/Project Area:

Approx. 52.69acres

Future Land Use Plan:

Emergent Residential &
Community Node

Notifications:

Mailed March 29, 2018
Newspaper March 25, 2018

Comments Received:

None

Staff Review:

Helena Schaefer
Senior Planner

Attachments:

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

REQUEST:

A Zoning Change request to Single Family Residential – 2 and Commercial for a newly annexed area.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	Annexed – no zoning	Farm land
N of Property	A-R	Farm land
S of Property	A-R	Farm land
E of Property	None - ETJ	Farm land w/ residence
W of Property	R-2 & C	Farm land

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The properties located near the NE corner of State Hwy 123N and FM 20 were recently annexed into the City. A portion of both properties are already in the city limits and zoned; logically it founds that the portion of both properties just annexed be zoned to the existing zones. Staff recommends approval of the zoning change to Single-Family Residential-2 (for the Moreno property) and Commercial (for the Tsakiris property)

Planning Department Recommendation:

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

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The properties for the Annex Area 2 already have a portion of their properties within the city limits, which were annexed back in 1999. The Tsakiris property was zoned Commercial through the annexation process. The portion of the Moreno property annexed back in 1999 was originally zoned Commercial, but rezoned in 2017 to Single-Family Residential-2. The properties are in agricultural-ranch use and have no structures located on them.

CODE REQUIREMENTS:

According to the UDC's Section 2.2 Annexation, all initial zoning requests due to annexation must conform to the comprehensive plan and be evaluated on current zoning and existing land usage consistency.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

Currently these properties are being used for agricultural and ranching activities. However, this is also an area of potential residential growth. To the north along State Hwy 123 N, a duplex development is currently being constructed. To the southeast, there is a proposed single-family residential development (Navarro Oaks) along E Martindale Rd.

COMPREHENSIVE PLAN:

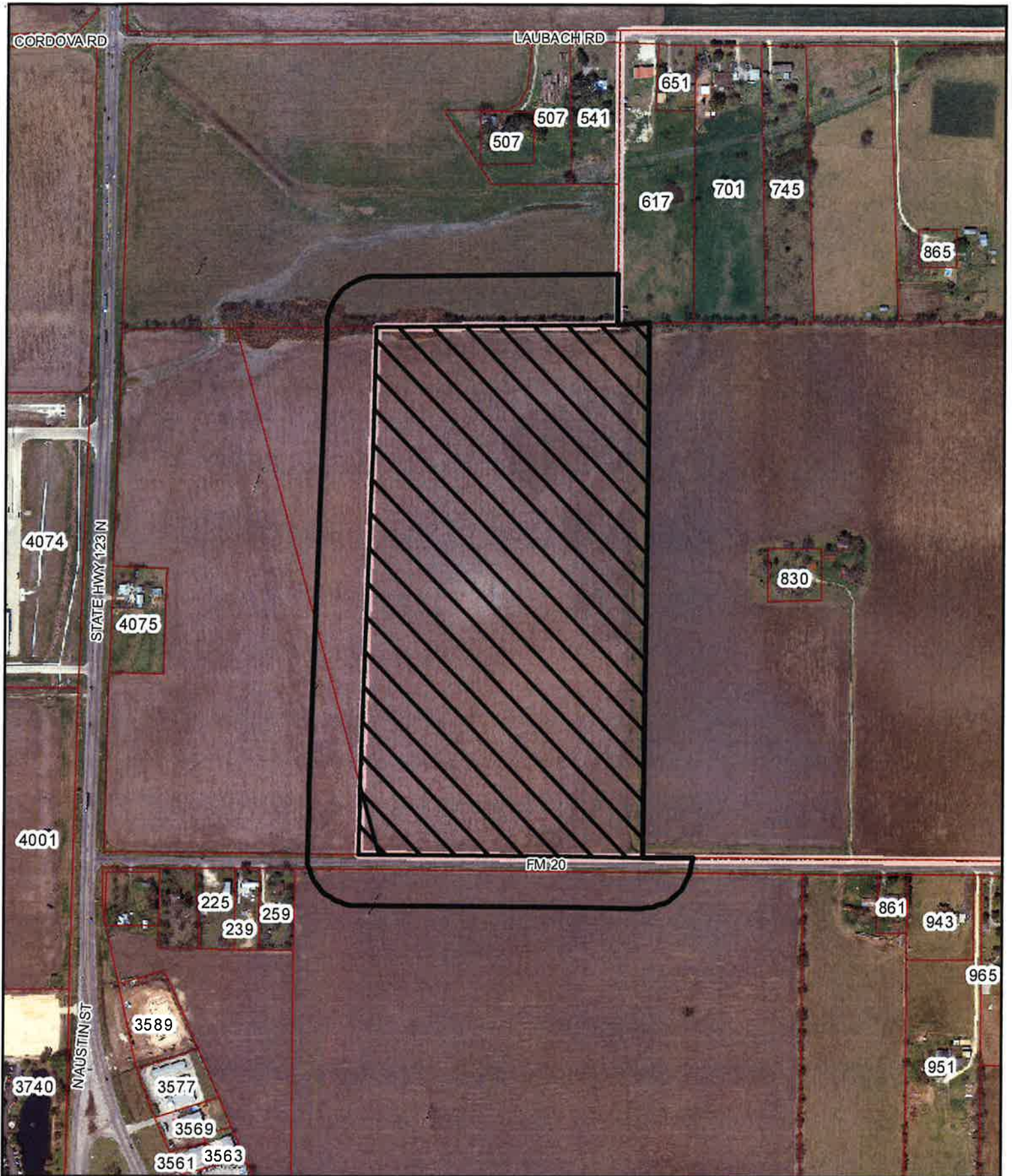
The majority of Tsakiris property is in the Community Node District, while the majority of the Moreno property is in the Emergent Residential District. The Community Node district is more commercial in nature as it is an area of intersecting transportation corridors; these nodes serve as areas of commercial services to those areas of developing residential. The Emergent Residential district is more residential in nature and are located outside of the City's center; residential density does vary in this district. Zoning the remainder of the Tsakiris property to Commercial is compatible with the Community Node district; while zoning the remainder of the Moreno property to R-2 is compatible with the Emergent Residential district.

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





No health, safety or environmental issues have been identified for these properties.

TRAFFIC (STREET FRONTAGE & ACCESS):

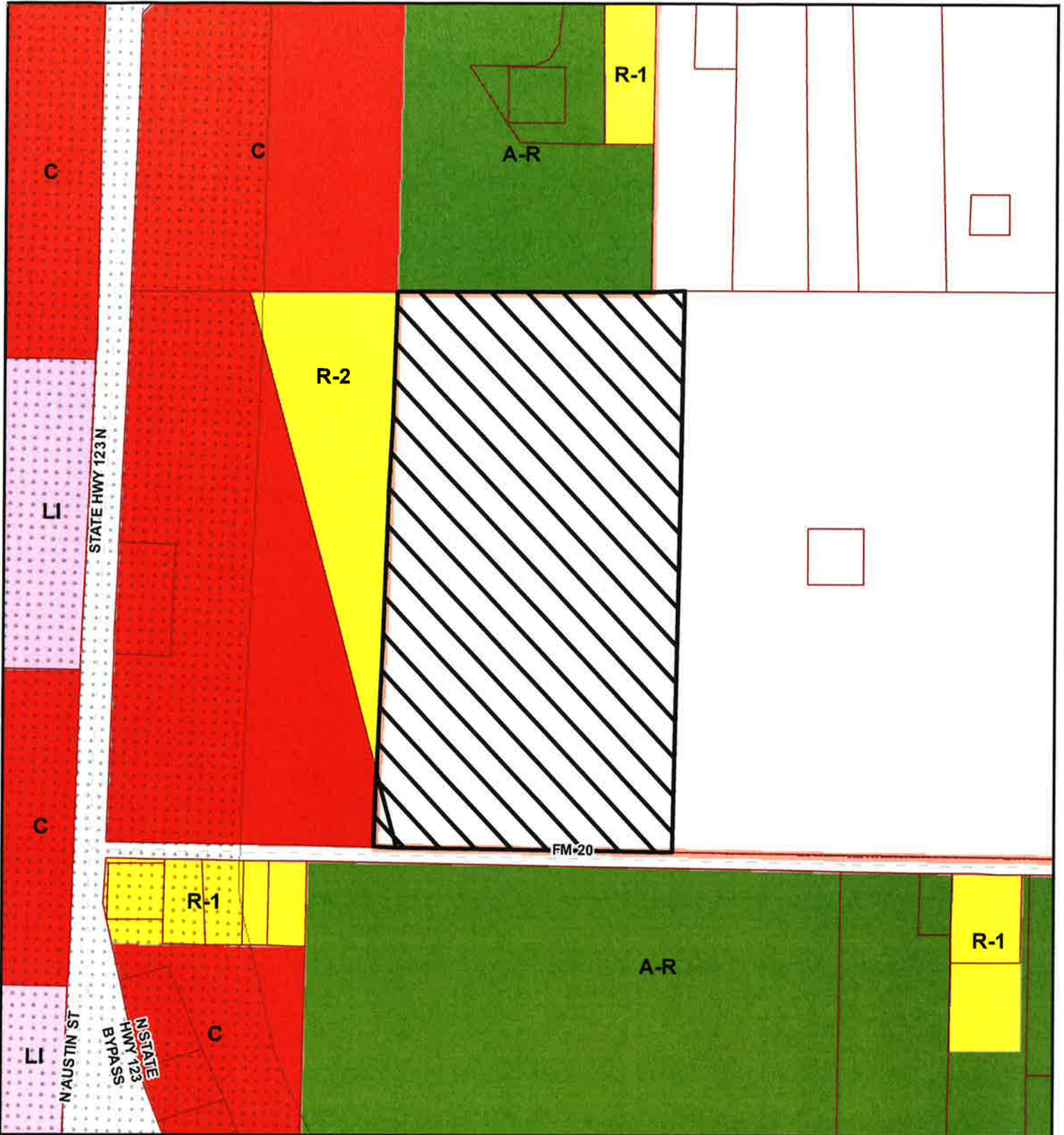
The Tsakiris property fronts State Hwy 123N and FM 20, both TXDoT right-of-ways. The Moreno property fronts only FM 20. Any access to these right-of-way requires TXDoT approval.



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.

  Site Location  200' Notification Buffer
 Lot Lines

1 inch = 500 feet
Printed: 3/13/2018



- | | | | |
|-------------------------------|------------------------------|----------------------------|------------------------------|
| A-R Agricultural Ranch | ZL Zero Lot Lines | MHP Manufactured Home Park | I Industrial |
| R-R Rural Residential | DP-1,2 Duplex | NC Neighborhood Commercial | P Public |
| S-R Suburban Residential | MF-1,2,3 Multi-Family | C Commercial | PUD Planned Unit Development |
| R-1 Single Family Residential | M-R Manufactured Residential | LI Light Industrial | |

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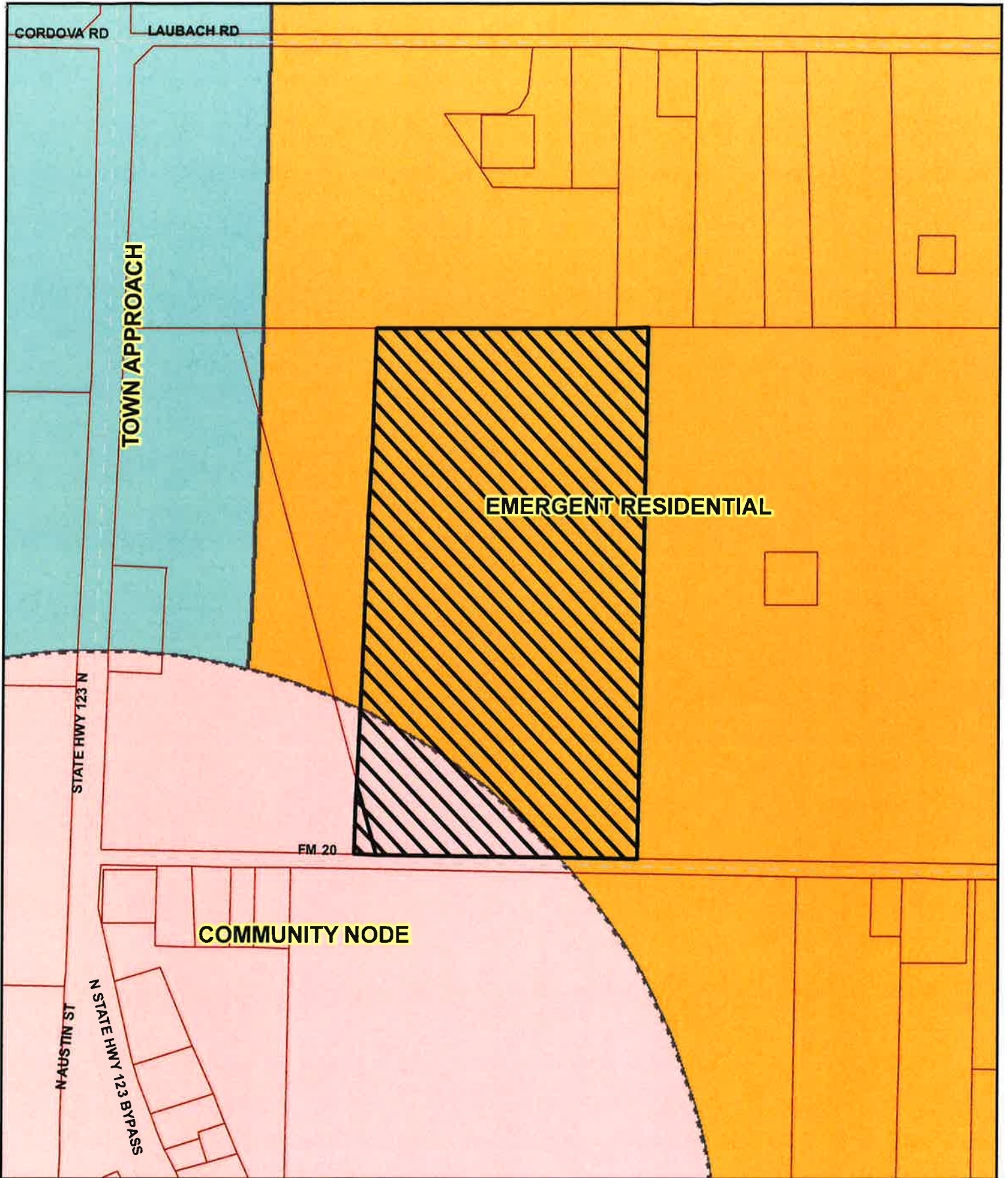
Site Location



Lot Lines

1 inch = 500 feet

Printed: 3/13/2018



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		Site Location	1 inch = 500 feet
	Lot Lines	Printed: 3/13/2018	