



## Planning and Zoning Commission Report ZC 21-15

The following request was considered during a public hearing at the Planning & Zoning Commission meeting on August 11 2015:

**ZONING CHANGE request from Single-Family Residential to Agricultural-Ranch for the property located at 402 Springs St, Lots 6-9 of Block 8, Lots 5-10 of Block 9, Lots 1-10 of Block 10, Spring Hill Addition #2, approx. 11.64 acres, Property IDs 42333, 42341, 42342 (ZC 21-15)**

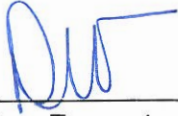
Helena Schaefer presented the staff report. The property is being rezoned in conjunction with a replatting of the twenty lots. The Applicant wants to locate a residential structure in the center of the property and the setback lines for Single-Family Residential would not allow it. The applicant also indicated they wanted to have goats. Notifications were mailed on July 31, 2015 and published on July 26, 2015 with no comments received. However, two adjacent property owners asked for more information. One property owner called and the other visited City Hall to talk to Staff. Staff is recommending approval of the Zoning Change from Single-Family Residential to Agricultural-Ranch. Staff finds this request to be compatible with the surrounding existing uses (the large agricultural-ranch zoned property to the east and low density of residential structures), the slow progress of the subdivision development, and the lack of a complete street network. The Commission asked if goats were allowed in the city limits; staff responded that goats are considered livestock and would require each animal to be registered with Animal Services. Staff has provided the applicant with a copy of the City's animal ordinance.

Gloria Kinz, of Tri-County Surveying spoke on behalf of the applicant. The applicant was out-of-town and didn't believe they would be able to attend the meeting. Ms. Kinz provided a history of the subdivision and why the applicant wanted to replat. The Commission asked if the goats were for business or personal use. Ms. Kinz indicated the goats were for personal use and that the applicant might have a horse. She also told the Commission that the applicant liked the 11 acre property because it was in the city limits, but had a county feel.

There being no further questions for the applicant the regular meeting was recessed and a public hearing was held. There being no response from the public the regular meeting reconvened for action.

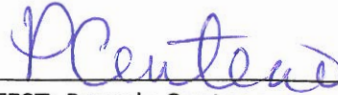
After consideration of the staff report and all information given regarding Zoning Change 20-15, the Planning and Zoning Commission voted 6-0-0, to Recommend to City Council to Approve the Zoning Change request from Single-Family Residential to Agricultural-Ranch.

**RECOMMENDATION TO APPROVE ZONING CHANGE FROM SINGLE-FAMILY RESIDENTIAL TO  
AGRICULTURAL-RANCH—  
MOTION PASSED 6-0-0**



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Dora Toungate  
Planning Assistant



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ATTEST: Pamela Centeno  
Director of Planning/Codes



# City of Seguin

Planning/Codes Department  
Staff Report

**ZC 21-15**  
**402 Springs St.**  
**Zoning Change**

**Applicant:**

Maggie Belcher-Hughes  
210 Stone Gate Dr  
New Braunfels, TX 78130

**Property Owner(s):**

Maggie Belcher-Hughes  
210 Stone Gate Dr  
New Braunfels, TX 78130

**Property Address/Location:**

402 Springs St

**Legal Description:**

Lots 6-9 of Block 8, Lots 5-10 of Block 9, Lots 1-10 of Block 10, Spring Hill Addition #2, Property ID 42333, 42341, 42342

**Lot Size/Project Area:**

Lot – approx. 11.64 acres

**Future Land Use Plan:**

Central Township

**Notifications:**

- Mailed: July 31, 2015
- Published: July 26, 2015

**Comments Received:**

None to date

**Staff Review:**

Helena Schaefer  
GIS Analyst  
August 3, 2015

**Attachments:**

- Location Map
- Zoning Map
- FLUP Map

**REQUEST:** A Zoning Change request from Single-Family Residential to Agricultural-Ranch.

**ZONING AND LAND USE:**

	Zoning	Land Use
<b>Subject Property</b>	R-1	Vacant lot
<b>N of Property</b>	R-1	Vacant lot
<b>S of Property</b>	R-1	Residence
<b>E of Property</b>	R-1	Vacant lot
<b>W of Property</b>	A-R	Residences

**SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:**

The Applicant is requesting a zoning change to Agricultural-Ranch to locate a proposed residential structure in the center of the property. The Applicant is also in the progress of replatting the 20 lots into one lot. Given the large A-R tract to the east, the lack of development of the subdivision, and the replatting of the property from 20 lots to one lot, Staff is recommending the zoning change from R-1 to A-R

**Planning Department Recommendation:**

<b>X</b>	Approve as submitted
	Approve with conditions or revisions as noted
	Alternative
	Denial

**CODE REQUIREMENTS:**

In order to use this property for agricultural purposes, a zoning change from Single-Family Residential to Agricultural-Ranch is required. The Applicant is proposing to use the land for agricultural activities.

**SITE DESCRIPTION:**

The twenty lots in the eastern portion of the Spring Hill Addition #2 subdivision have remained undeveloped. The 11 plus acres are proposed to be replatted into one lot. The portion of the unnamed streets right-of-way will be replatted with the twenty lots; the Commission at the July 2015 Planning & Zoning meeting recommended approval of the abandonment of these two ROWs to allow for the large lot.

**COMPATIBILITY WITH SURROUNDING LAND USES & ZONING:**

The property is located near a large tract of undeveloped land that is being used for agricultural uses. To the west is the developed portion of the Spring Hill Addition #2.

**COMPREHENSIVE PLAN:**

The site is located in the Central Township; this district is neighborhood oriented with medium residential densities. Single-Family Residential land uses are recommended in this district. Agricultural-Ranch is not a recommended use for this district. However, Agricultural-Ranch is now used as a “pre-development” category. Any change in use other than agricultural-ranch activities would require a zoning change.

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

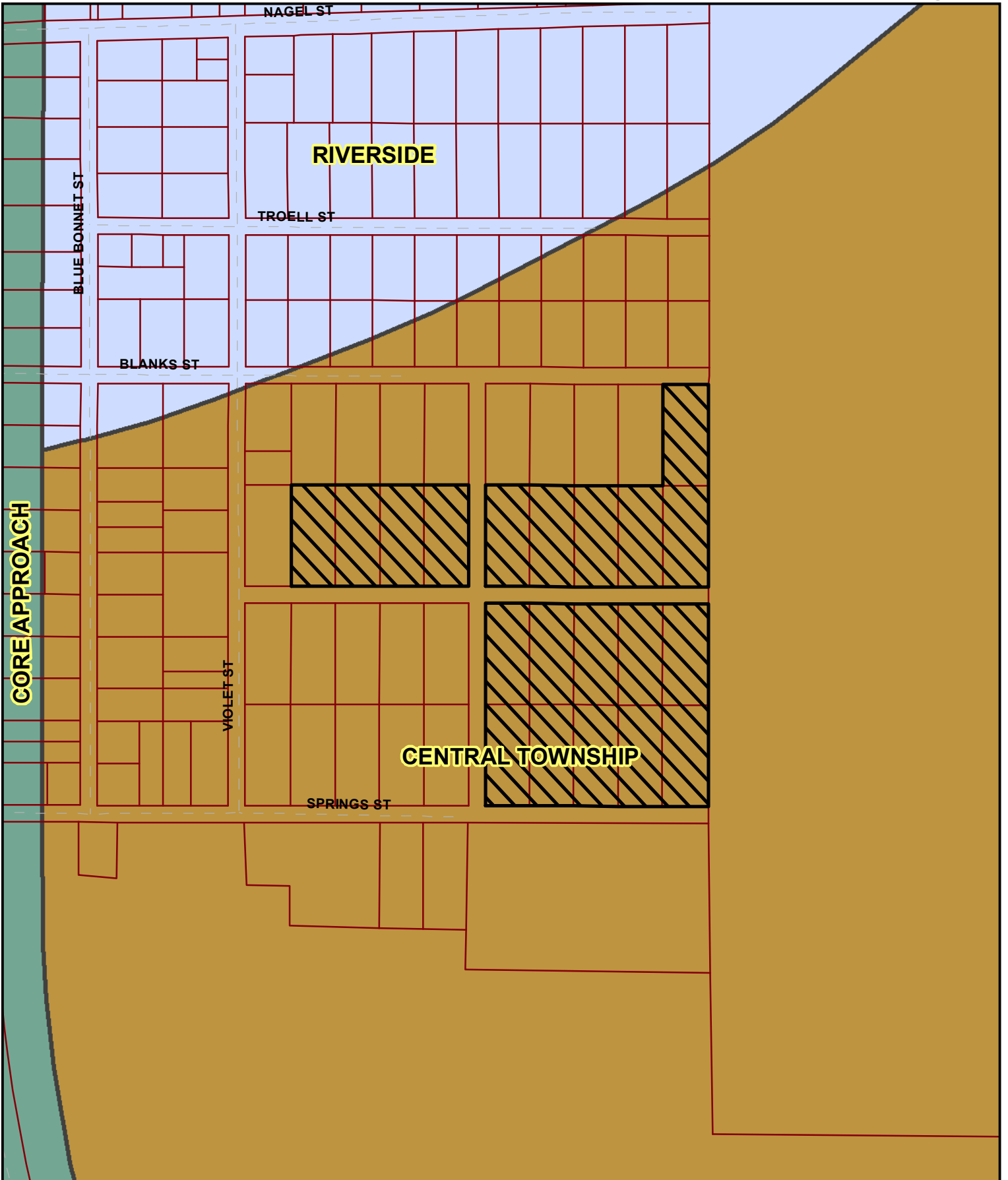
It has not been determined that the site is of historical, cultural, or environmental significance.

**TRAFFIC (STREET FRONTAGE & ACCESS):**

The site is accessed from Springs St.

**PARKING:**

Off-street parking must meet the requirements for A-R zoned property according to the UDC Chapter 5. 3 Off-Street Parking and Loading.



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



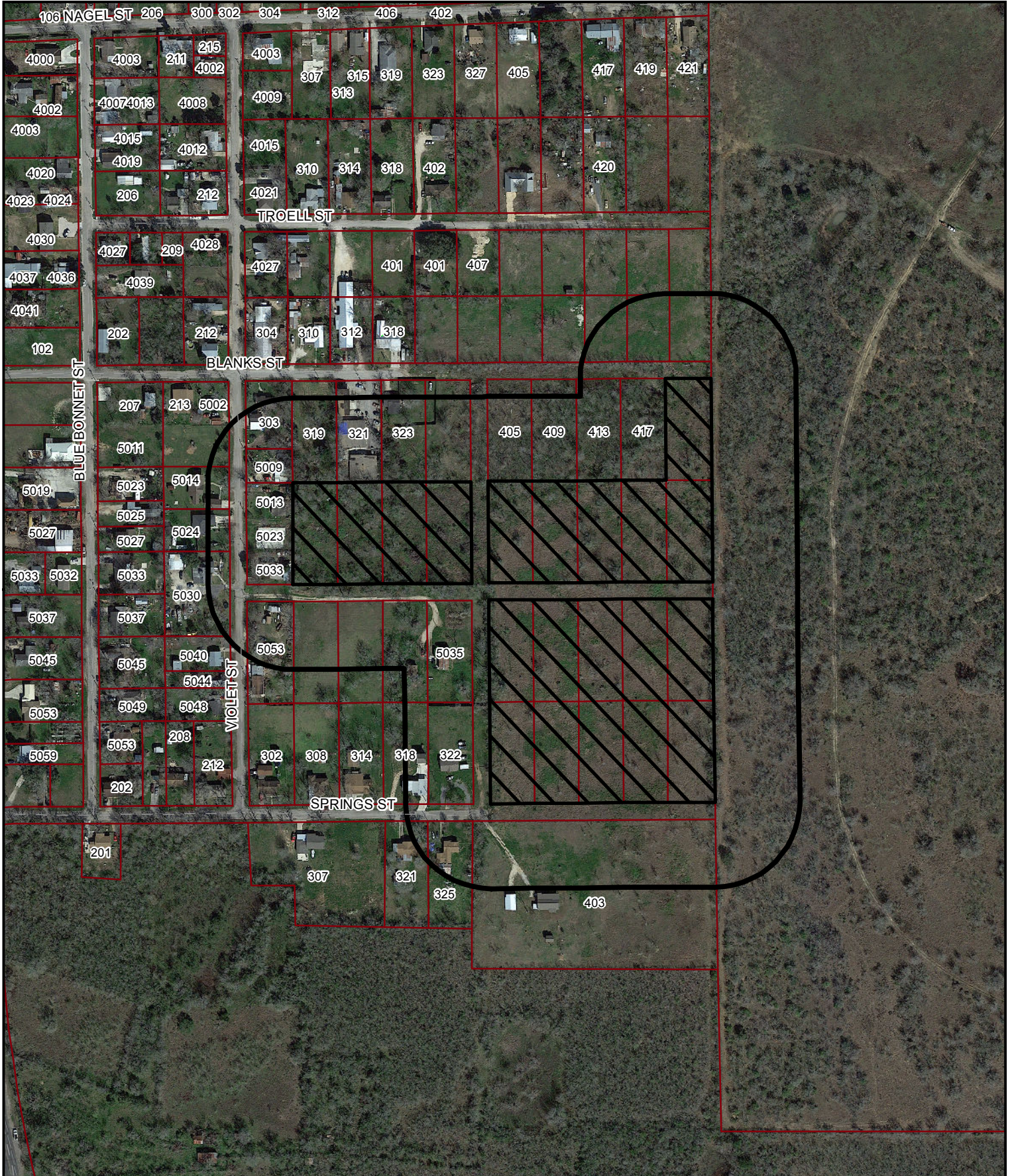
Lot Lines

1 inch = 300 feet

Printed: 7/22/2015

# LOCATION MAP

# ZC 21-15: 402 Spring St



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Site Location



200' Notification Buffer



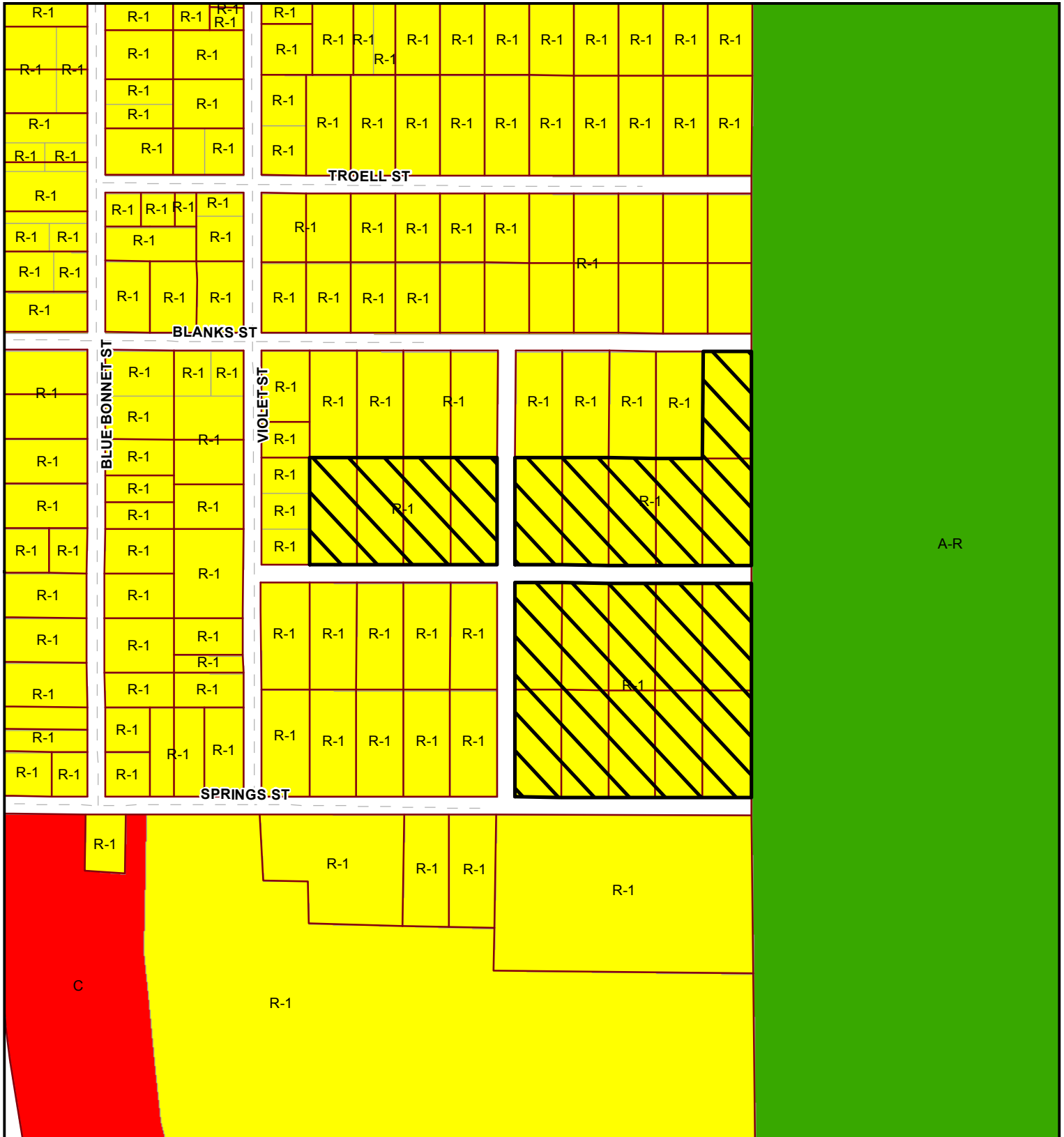
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# ZONING MAP

# ZC 21-15: 402 Springs St



- |                               |                              |                            |                              |
|-------------------------------|------------------------------|----------------------------|------------------------------|
| 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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