



Planning and Zoning Commission Report ZC 08-16

The following request was considered in conjunction with Zoning Change 08-16 during a public hearing at the Planning & Zoning Commission meeting on March 8, 2016:

ZONING CHANGE request from Retail (R) to Agricultural-Ranch for the following properties in the UDC Rezoning Group 7D: 55455 and 55999

Helena Schaefer presented the staff report. Prior to specific zoning, staff gave a presentation about the intent of O-P and R in the old zoning ordinance and how these two zoning districts were consolidated into one district, NC in the UDC. Although these districts were consolidated, not all properties zoned O-P and/or R translated into the new NC district. Staff provided previous zoning history for these properties, cited staff recommendations in the past, and if the intent of the proposed zoning change was ever developed. Property owners also received prior notification of the City's intent to rezone these properties; Staff requested feedback from the property owners to ensure that the appropriate zoning is proposed for the property. One property owner did respond and was pleased with the rezone to A-R. Staff did not hear from the second property owner.

Public notifications were mailed to 12 property owners on February 26, 2016. 1 phone call was received from an adjacent property owner who is in favor of the rezone.

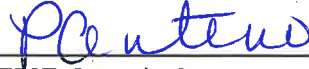
Commissioner Jackal asked about the properties' location and its proximity to the city limit boundary. Commissioner Cuevas asked about the overlay district boundary. Staff replied that these properties are very close to the city limit boundary and the retail zoning that was assigned during the 2006 annexation process followed the State Hwy 46N overlay district (or the front 500 feet of the properties). There were no further questions from the Commission. The regular meeting was then 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 08-16, the Planning and Zoning Commission voted 7-0-0, to Recommend to City Council to Approve the Zoning Change request to Agricultural-Ranch.

**RECOMMENDATION TO APPROVE ZONING CHANGE TO AGRICULTURAL-RANCH –
MOTION PASSED 7-0-0**



Helena Schaefer
GIS Analyst



ATTEST: Pamela Centeno
Director of Planning/Codes



City of Seguin

Planning/Codes Department
Staff Report

ZC 08-16
UDC Rezoning for Office-Professional and
Retail
Group 7D

Applicant:

City of Seguin

Property Owner(s):

A Holtz and McQueeney
Ranch LLC

Property Address/Location:

Group 7D are properties
located along State Hwy 46 N

Legal Description:

Abstracts 20, AM Ensaurizar
Survey, Prop Ids # 55455 and
55999

Lot Size/Project Area:

35.17 acres

Future Land Use Plan:

Town Approach

Notifications:

Mailed February 26, 2016
Newspaper February 21, 2016

Comments Received:

Update at P&Z meeting

Staff Review:

Helena Schaefer
GIS Analyst
March 2, 2016

Attachments:

- Group 7D Map (w/
Proposed Zoning)
- Existing Zoning Map
- Future Land Use Plan Map

REQUEST:

The City of Seguin is rezoning properties where the former zoning classifications no longer exist in the City of Seguin's Unified Development Code.

ZONING AND LAND USE:

	Zoning	Land Use	SEE ATTACHED MAPS
Subject Property	R	Agricultural Use	
N of Property			
S of Property			
E of Property			
W of Property			

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

With the adoption of the Unified Development Code, two zoning districts (Office-Professional and Retail) were consolidated into one zoning, Neighborhood Commercial. There are 38 properties that were zoned either Office-Professional or Retail. The two parcels in Group 7D were zoned as Retail during the annexation process.

Staff has evaluated the parcels in Group 7D with consideration of the current land uses, property owners' input, any previous zoning change request, physical features (such as floodplain and proximity to major roads) and the Future Land Use Plan as adopted in the 2008 Comprehensive Master Plan.

Staff recommends approval of the proposed zoning districts as depicted on the attached maps.

Planning Department Recommendation:

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

PLANNING DEPARTMENT ANALYSIS

CASE SUMMARY:

Group 7D is one of six (6) areas that require rezoning due to the consolidation of the “Office-Professional” and “Retail” zoning classifications in the Unified Development Code. The case is to determine the zoning districts for Group 7D. There are two parcels in this group and are located along State Hwy 46N.

CODE REQUIREMENTS:

All property within the city limits are required to have a zoning designation. According to the UDC, any property annexed will receive A-R zoning until the time that the property can be appropriately zoned. These two parcels were rezoned to Retail during the annexation process in 2006.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The properties in Group 7D are proposed as Agricultural-Ranch due to the close proximity of each parcel to agricultural uses and the lack of development on the balance of the properties.

COMPREHENSIVE PLAN:

The properties are within the Town Approach district.

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

No area of health, safety or historical significances has been identified by the City in this group.

TRAFFIC (STREET FRONTAGE & ACCESS):

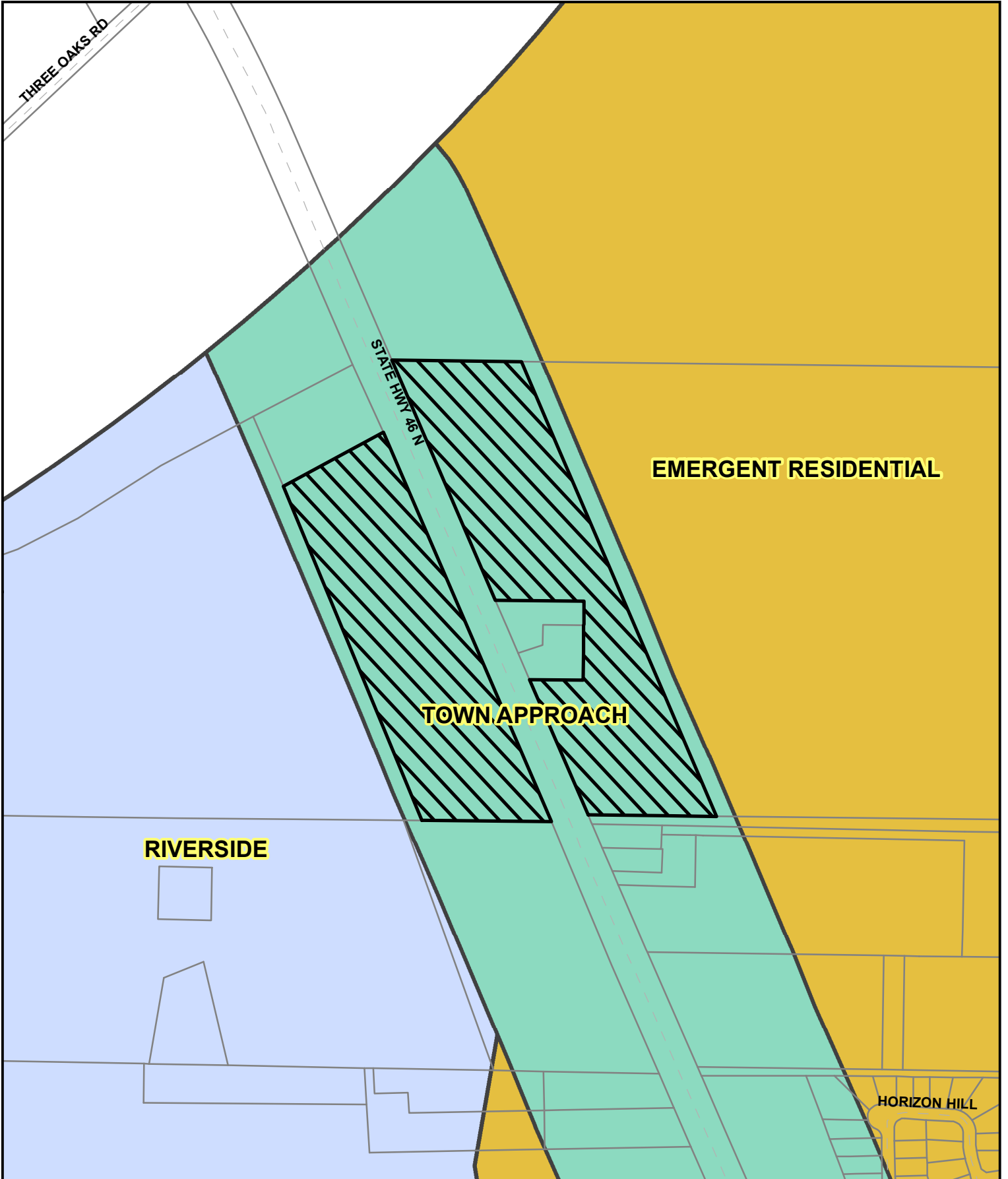
The properties in Group 7D are located along State Hwy 46N.

PARKING:

Off-street parking shall be provided in accordance with Section 5.3 of the Unified Development Code, which identifies specific parking requirements for different land uses and zoning districts.

INDIVIDUAL REZONING ANALYSIS AND HISTORY:

Property ID 55455 and 55999 (3400 Blk of State Hwy 46N) – These two parcels, which are separated by State Hwy 46N, was zoned in 2006 during the annexation process. The front 500 feet of these properties were zoned as Retail due to the SH46N overlay district. The back portion was zoned as Agricultural-Ranch, as both have agricultural exemptions and that is their primary use. Staff is recommending these front portions of these properties be rezoned to A-R to match the back portion. No development has occurred on the properties, so there is no issue of downzoning.



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.



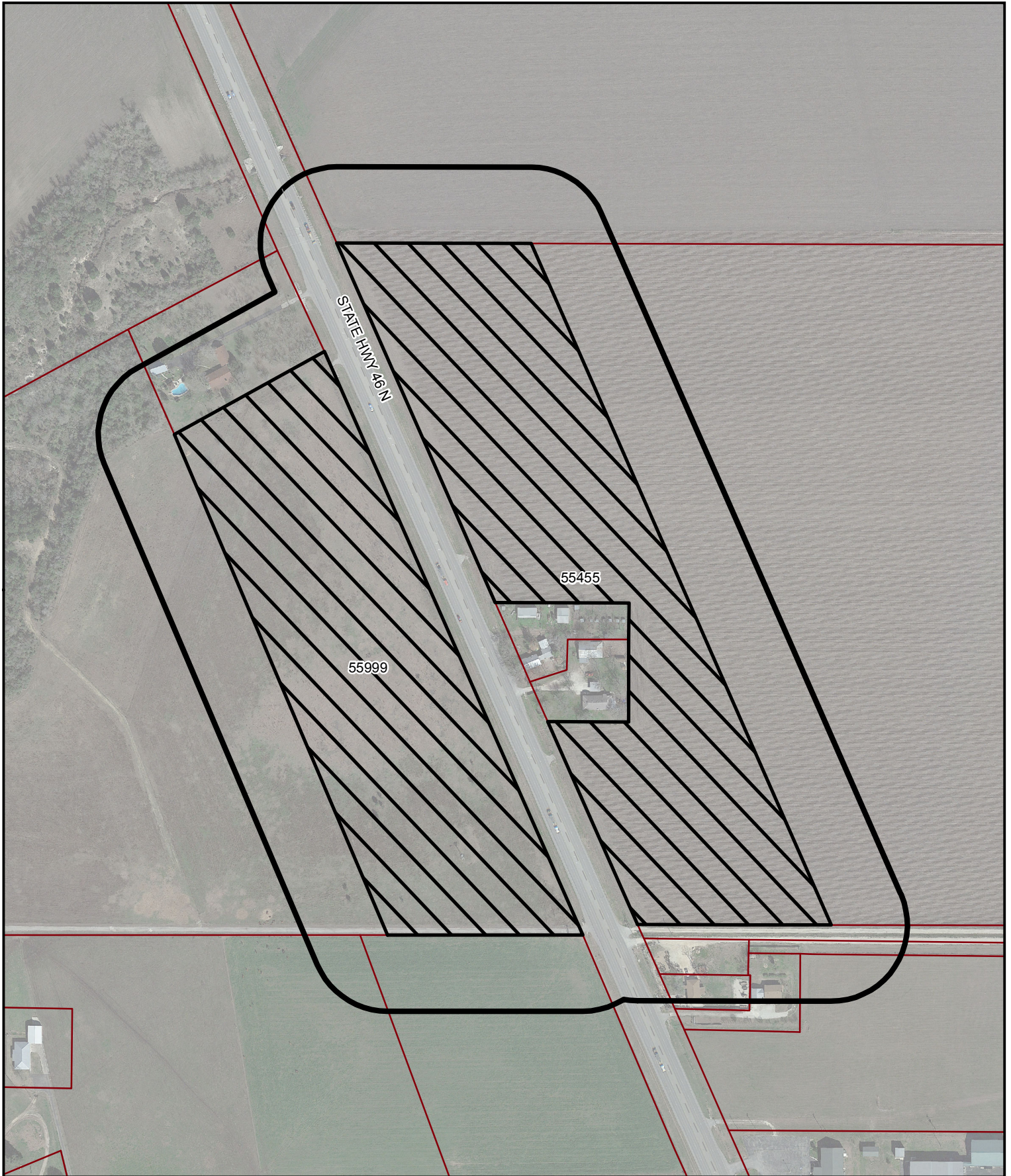
Site Location



Lot Lines

1 inch = 500 feet

Printed: 2/12/2016



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



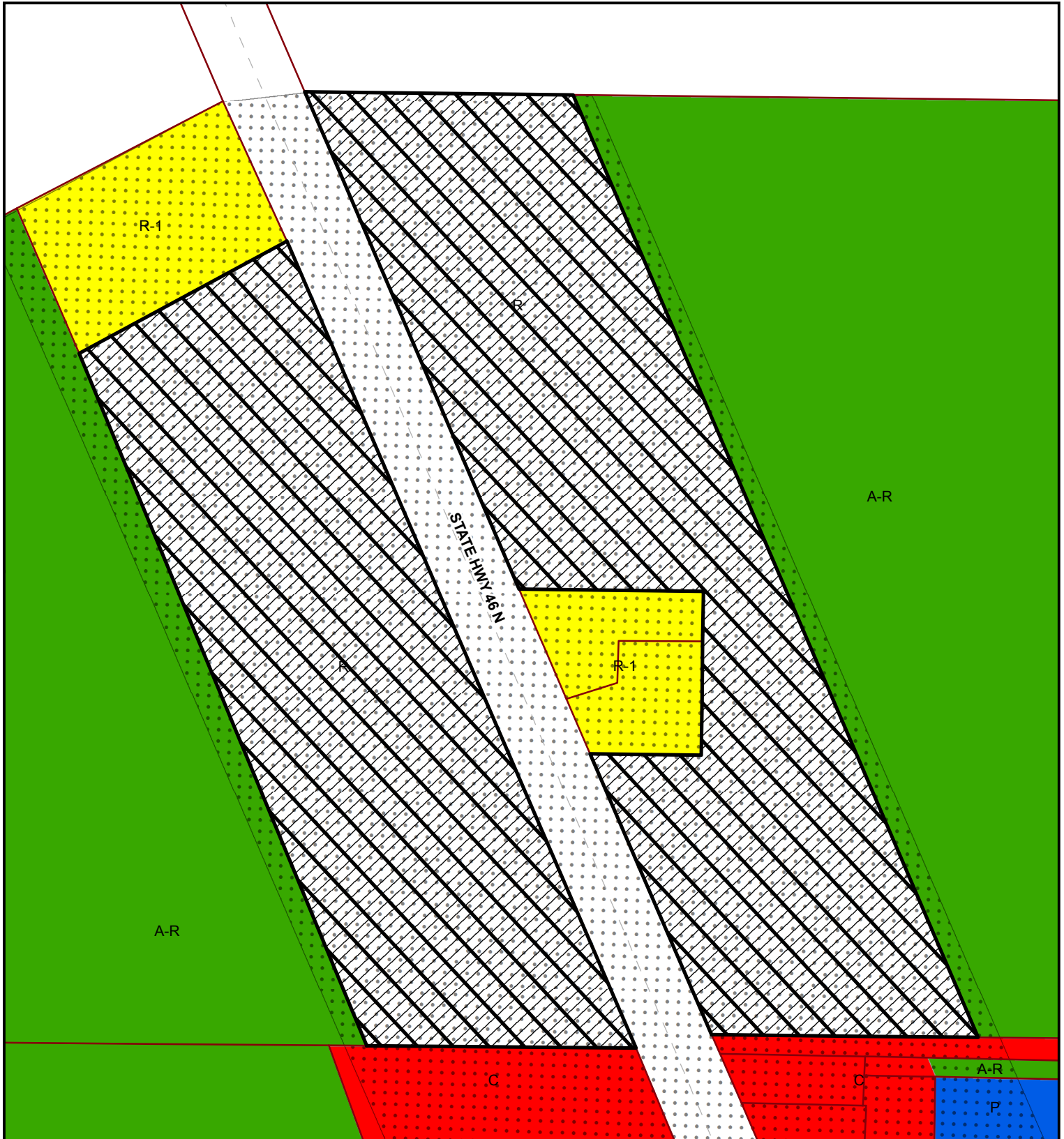
200' Notification Buffer



Lot Lines

1 inch = 333 feet

Printed: 2/12/2016



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

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 = 255 feet

Printed: 2/12/2016