



PLANNING & CODES

**Planning and Zoning Commission Report
ZC 22-19**

A request for Zoning Change 22-19 was considered during a public hearing at the Planning & Zoning Commission meeting on December 10, 2019:

A Zoning Change from Neighborhood Commercial (NC) to Commercial (C) on a request for property located at the NW corner of SH 46 & FM 725, Property ID 58238

Ismael Segovia, Assistant Planning & Codes Director presented the staff report. He said that the property is vacant and that surrounding the property are a mix of zoning district from single-family residential, commercial and public use. The proposed Commercial zoning district is compatible with adjacent zoning districts as it could offer various commercial services to developing area as well as site being located at the intersection of two major roadways. Staff recommended approval of the zoning change to Commercial. The regular meeting was then recessed, and a public hearing was held. There being no responses from the public the regular meeting reconvened.

After consideration of the staff report and all information given regarding Zoning Change (ZC 22-19), Commissioner Schievelbein moved that the Planning and Zoning Commission recommend approval of the zoning change from Neighborhood Commercial to Commercial. Commissioner DePalermo seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE ZONING CHANGE TO COMMERCIAL (C)

**MOTION PASSED
9 -0-0**



Francis Serna
Planning Assistant



ATTEST: Ismael Segovia
Assistant Director of Planning & Codes



PLANNING & CODES

**ZC 22-19 Staff Report
NW SH 46 & FM 725
Zoning Change from NC to C**

Applicant:

Rakowitz Engineering & Surveying
Pleasanton, TX 78064

Property Owner:

Chris Pipes
361 C.R. 223
Floresville, TX 78114

Property Address/Location:

NW Intersection of SH46 & FM725 (PID 58238)

Legal Description:

Abs: 29, Sur: A. Mansola,
13.2350 Acres

Lot Size/Project Area:

Approx. 13.2350 acres

Future Land Use Plan:

Community Node

Notifications:

Mailed: 11/27/19
Newspaper: 11/27/19

Comments Received:

Staff Review:

Ismael B. Segovia
Asst. Director

Attachments:

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

REQUEST:

A Zoning Change request from Neighborhood Commercial (C) to Commercial (C).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	NC	Vacant
N of Property	R-1	Vacant Single-family residential
S of Property	R-2	Vacant Single-family residential
E of Property	C	Vacant commercial
W of Property	P	Elementary School

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The property is located at the northwest corner of State Highway 46 and FM 725. It is currently zoned Neighborhood Commercial (C) and is vacant. Surrounding the property there are a mix of zoning districts from single-family residential, commercial and public. The proposed Commercial (C) zoning district is compatible with adjacent zoning districts as it could offer various commercial services to developing area as well as the site being located at the intersection of two major roadways. Staff does recommend approval of the zoning change to Commercial (C).

Planning Department Recommendation:

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

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The property is currently zoned Neighborhood Commercial (NC). The property is currently vacant.

CODE REQUIREMENTS:

According to the UDC's Section 3.2 Zoning Districts, the Commercial zoning district consists of a wide range of retail uses, offices, personal and business services. Commercial properties should have access provided by arterial streets with the heaviest concentration of commercial land uses located at the intersections of arterial streets.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The properties surrounding the subject property provide a variety of land uses from single-family residential (to the north and south), commercial (to the east) and public (to the west). The proposed placement of a commercial zoning district at the subject property would be compatible with the surrounding land uses as it would offer a range of supportive commercial uses to the nearby residential developments. The property being at the intersection of two major arterial streets is also a preferred location for commercial zoning districts. The zoning of the subject property would also be in line with the commercially zoned properties along the eastern side of SH46.

COMPREHENSIVE PLAN:

The property is located within a Community Node. The intent of this district is to define and preserve the value of non-residential areas. As Seguin grows in and new pockets of residential communities arise, those communities must have adequate access to commercial services. Community Nodes do support commercial activity that should include uses that primarily serve the local community.

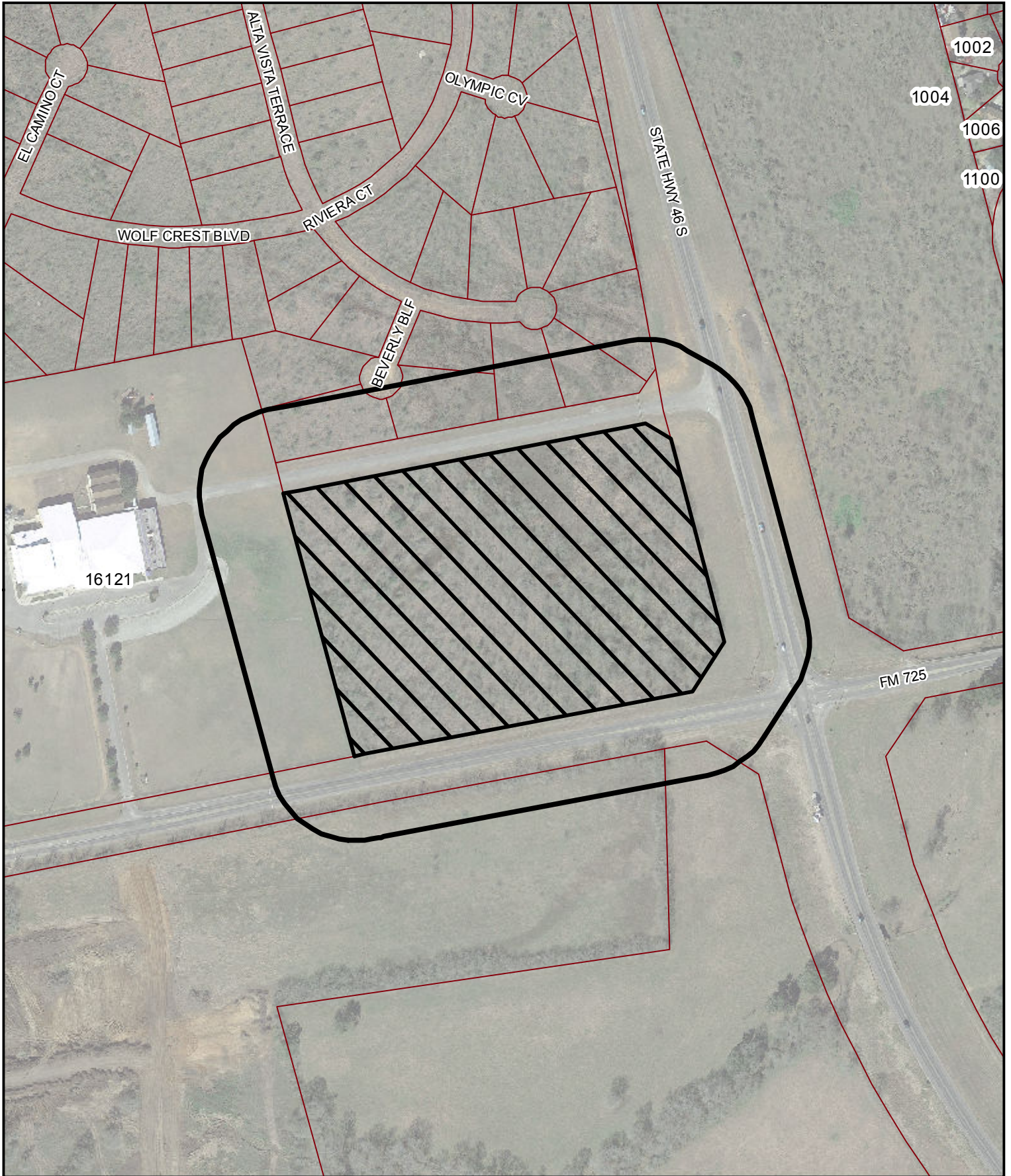
HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.)
No health, safety or environmental issues have been identified for these properties.

TRAFFIC (STREET FRONTAGE & ACCESS):

The property has double frontage on SH46 and FM725. Access will need to be coordinated with the Texas Department of Transportation (TxDOT) as both roadways are owned and maintained by TxDOT.

OTHER CONSIDERATIONS:

As a reminder, any development of this property will be required to follow the City's development standards. This may include, but is not limited to, platting, site plan review, landscaping, buffering from residential uses, and off-street parking requirements.



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Site Location



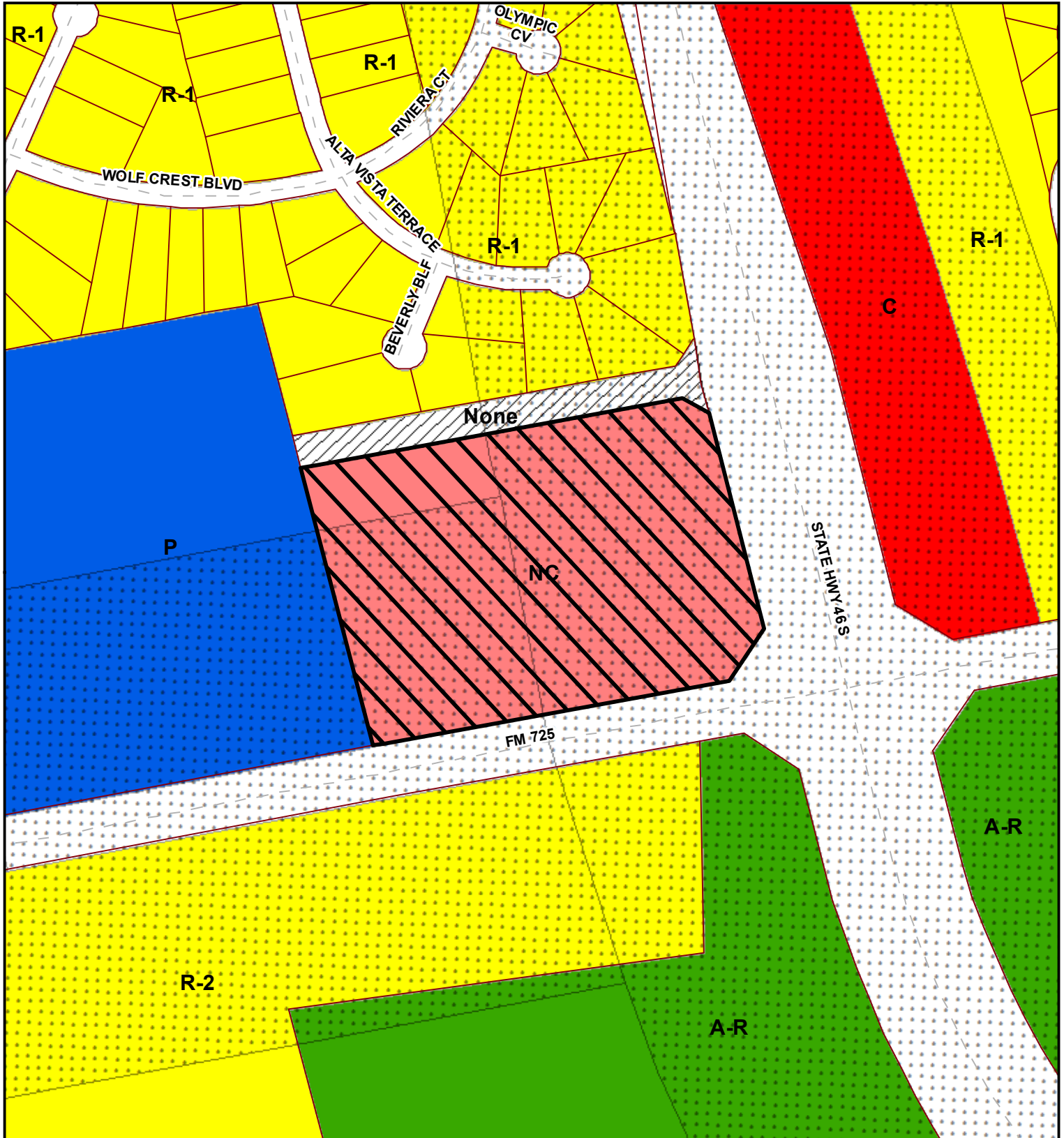
200' Notification Buffer



Lot Lines

1 inch = 300 feet

Printed: 11/13/2019



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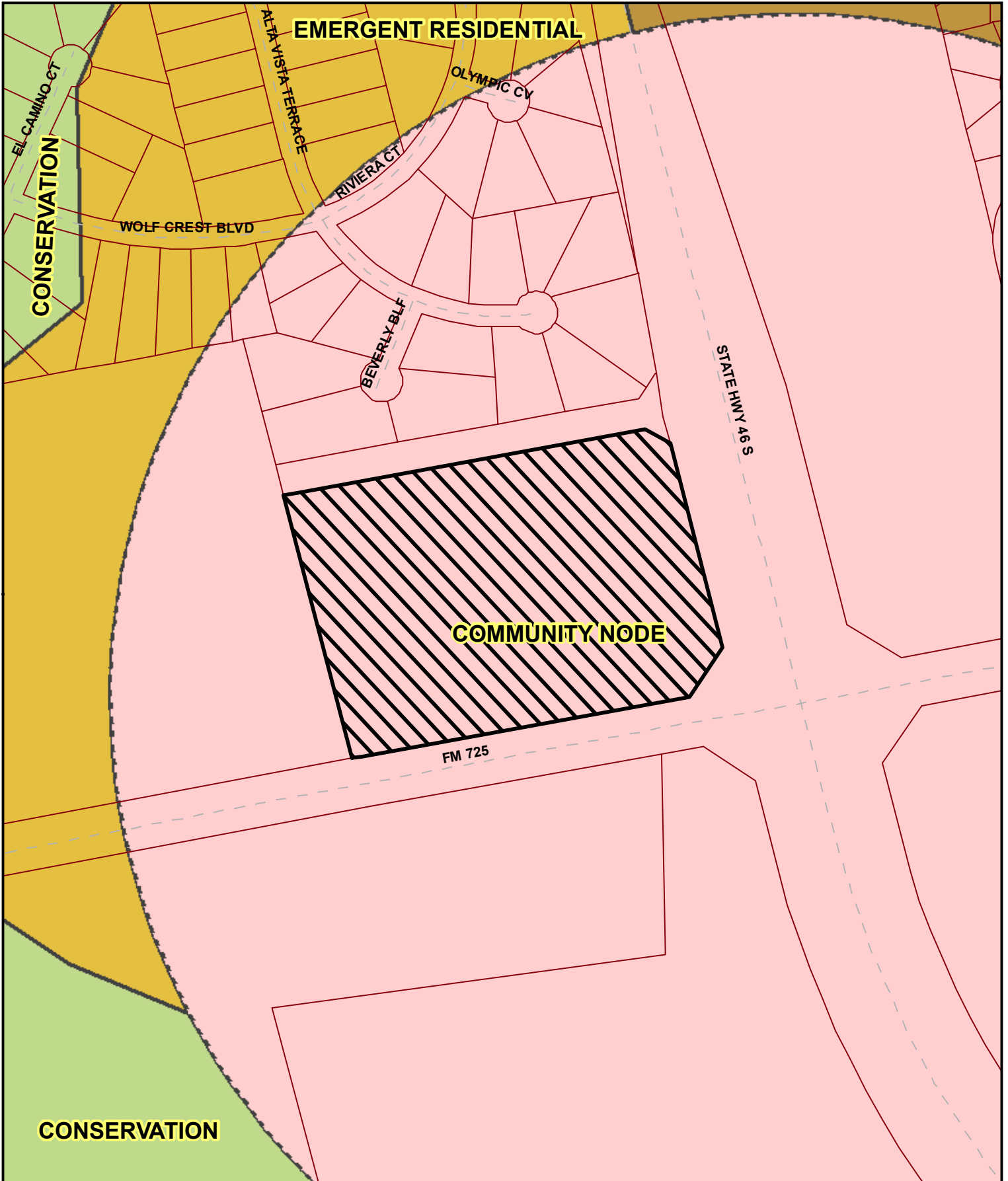
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