



PLANNING & CODES

Planning and Zoning Commission Report

ZC 12-19

A request for Zoning Designation 12-19 was considered during a public hearing at the Planning & Zoning Commission meeting on June 11, 2019:

ZONING DESIGNATION TO SINGLE FAMILY RESIDENTIAL (R-1), COMMERCIAL (C) AND AGRICULTURAL RANCH (A-R) FOR PROPERTY ANNEXED INTO THE SEGUIN CITY LIMITS, BEING THE 4000 BLOCK OF STATE HIGHWAY 46 N, PROPERTY ID 55083.

Pamela Centeno presented the staff report. She advised the Commission that the property was recently annexed into the city limits of Seguin with an effective date of June 1, 2019. She stated that the City of Seguin is establishing the initial zoning designation. She explained that when establishing the initial zoning for a newly annexed property, the City of Seguin considers a number of factors including the existing land uses in the area, the property owners' input regarding future development, and the surrounding zoning designations. Staff recommended approval of the zoning designation of Single-Family Residential (R-1), Commercial (C) and Agricultural-Ranch (A-R).

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 Designation 12-19 Commissioner DePalermo moved that the Planning and Zoning Commission recommend approval to City Council of the Zoning Designation Request to Single Family Residential (R-1, Commercial (C) and Agricultural Ranch (A-R). Commissioner Schievelbein seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE ZONING DESIGNATION TO SINGLE-FAMILY RESIDENTIAL (R-1), COMMERCIAL (C) AND AGRICULTURAL RANCH (A-R)

MOTION PASSED

6-0-0

A handwritten signature in cursive script that reads "Francis Serna".

Francis Serna
Planning Assistant

A handwritten signature in cursive script that reads "PCenteno".

ATTEST: Pamela Centeno, Director
Planning & Codes



PLANNING & CODES

**ZC 12-19 Staff Report
4000 Blk of SH 46N – 104.09 Acres
Annexation Zoning Designation R-1, C, A-R**

Applicant:
City of Seguin
205 N River St
Seguin, TX 78155

Property Owner:
SA Kosta Browne Ltd
6810 West Ave, Ste 100
San Antonio, Texas 78213

Property Address/Location:
4000 Blk of State Hwy 46 N

Legal Description:
Abs: 20 Sur: AM Esnaurizar;
104.09 acre tract
Prop. ID 55083

Lot Size/Project Area:
Approx. 104.09 acres

Future Land Use Plan:
Outside of the FLUP

Notifications:
Mailed May 31, 2019
Newspaper May 26, 2019

Comments Received:
None Received

Staff Review:
Pamela Centeno
Planning & Codes Director

Attachments:

- Location Map
- Existing Zoning Map
- Proposed Zoning Map

REQUEST:

A Zoning Change designation for property recently annexed into the city limits of Seguin. Proposed zoning designations are Single Family Residential (R-1), Commercial (C), and Agricultural-Ranch (A-R).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	Zoning not yet established – recently annexed	Ag/Farmland
N of Property	No Zoning- Outside City Limits	Sparsely Populated Residential
S of Property	No Zoning- Outside City Limits	Ag/Farmland
E of Property	No Zoning- Outside City Limits	Ag/Farmland
W of Property	Zoning not yet established – recently annexed	Ag/Farmland

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The property was recently annexed into the Seguin city limits. The City of Seguin is seeking to establish the initial zoning designation for the property. The developer has proposed a plat to develop the property for residential and commercial use. This area has seen recent growth in residential development south of the subject property. Staff recommends zoning designations of Single Family Residential (R-1), Commercial (C), and Agricultural-Ranch (A-R) as identified on the attached map.

Planning Department Recommendation:	
<input checked="" type="checkbox"/>	Approve as submitted
<input type="checkbox"/>	Approve with conditions or revisions as noted
<input type="checkbox"/>	Alternative
<input type="checkbox"/>	Denial

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

This parcel was recently annexed into the Seguin city limits with an effective date of June 1, 2019. The next step in the annexation process is zoning. The developer of this parcel is proposing single-family residential and commercial uses. The parcel is currently vacant, being used for agricultural uses.

CODE REQUIREMENTS:

When establishing the initial zoning for a newly annexed property, the City of Seguin considers a number of factors including the existing land uses in the area, the property owners' input regarding future development, and the surrounding zoning designations. Taking into consideration all of these factors, staff is proposing three zoning designations: 83.66 acres proposed for single-family residential (R-1); 2.26 acres proposed for commercial (C), and approximately 18.17 acres proposed for agricultural-ranch (A-R).

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

This property is located at the northeast corner of the Hwy-46/Cordova Rd. intersection. Existing land use is agricultural in nature. There are some existing single-family residential properties to the west and east that are outside the city limits. To the north there is primarily farmland; these northern properties are too located outside of the city limits. There is residential growth occurring to the south within the city limits and is moving along the State Hwy 46 N corridor. One of the parcels located west of this property has also been annexed and is proposed for residential development. Zoning will be established for that parcel in the near future.

COMPREHENSIVE PLAN:

This property was outside of the City of Seguin's ETJ when the Future Land Use Plan was adopted, however, the trend of the FLUP shows the Emergent Residential District behind the Town Approach District along the area's major thoroughfare, State Hwy 46 N.

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

It has not been determined if the site is of historical, cultural or environmental significance. The subject parcel is not located within any identified or unstudied floodplains.

TRAFFIC (STREET FRONTAGE & ACCESS):

The property has frontage on State Hwy 46 N. This is a TXDOT right-of-way. The developer will seek access approval from the state agency.

LOCATION MAP

ZC 12-19: 4000 Blk of State Hwy 46 N



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

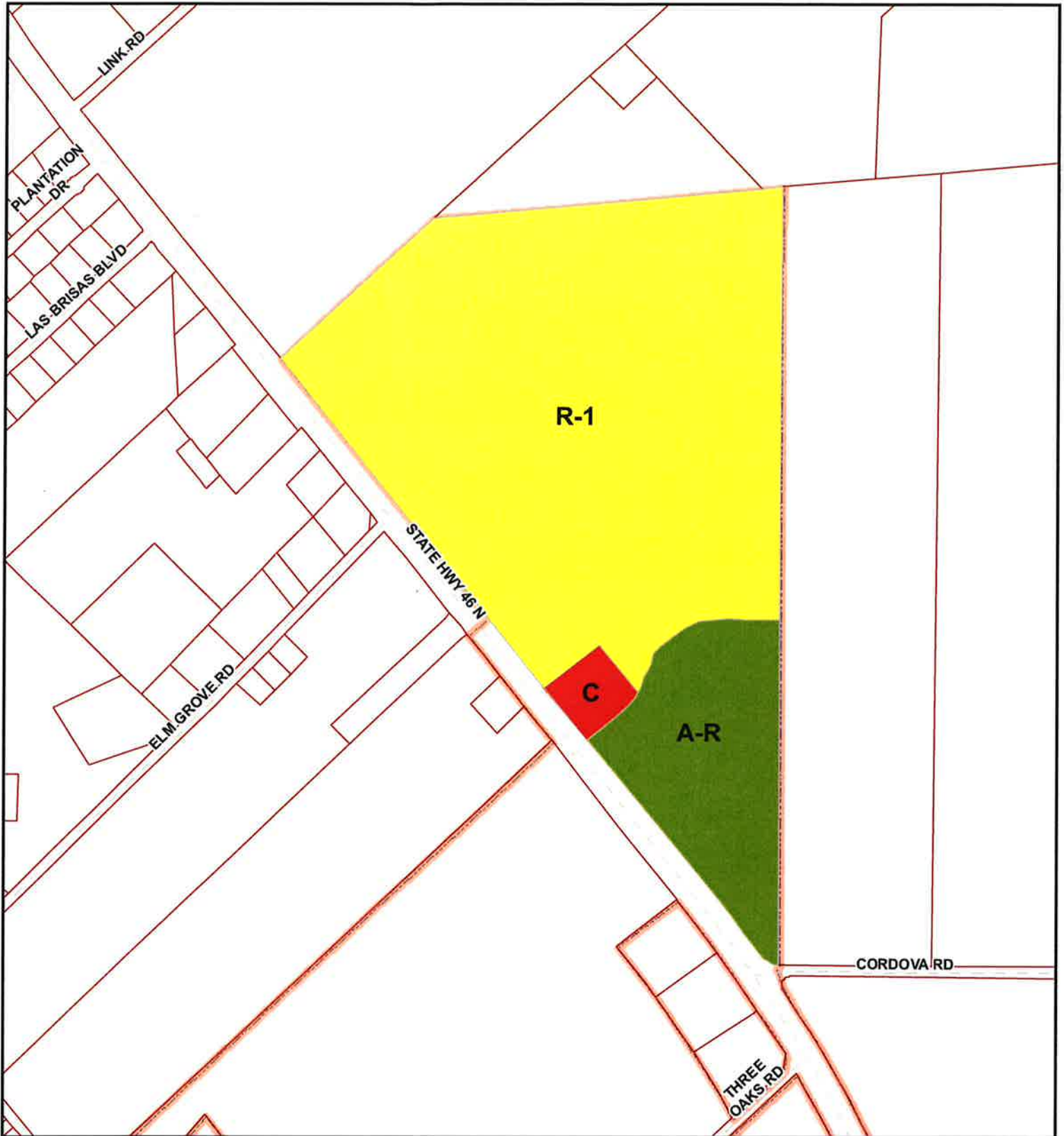
Lot Lines

1 inch = 600 feet

Printed: 5/22/2019

PROPOSED ZONING MAP

ZC 12-19: 4000 BIK SH 46 N



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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— Lot Lines

1 inch = 600 feet

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