



## **Planning and Zoning Commission Report ZC 36-21**

A request for Zoning Change 36-21 from Agricultural Ranch (A-R) to Commercial (C) for property located at the SW corner of State Highway 123 and Tor Drive, Property ID 57214 was considered during a public hearing at the Public and Virtual Planning & Zoning Commission meeting on December 14, 2021.

Chris Riggs presented the staff report. He stated that the 52.11-acre tract is located along State Highway 123 Bypass between Wagon Trail and Tor Drive with no existing structures.

Mr. Riggs provided the Commission with the criteria staff considers when evaluating a zoning change. He stated that when a property is rezoned, any uses permitted under the Commercial Zoning District may be located at the site only after following the development process as required by the Unified Development Code (UDC) and the approval of all required building permits. He explained that Development Standards found in Chapter Five of the City's UDC will limit the impact on the surrounding residences to the south. All drainage and detention standards of Chapter 4 and the Technical Manual will be followed, including perimeter lot landscaping requirements and screening to protect adjacent residences. The property will access from State Highway 123, Wagon Trail, and Tor Drive.

He stated that the property is in the Central Township and Riverside designation of the Future Land Use Plan (FLUP). Complementary uses acceptable for this area include commercial development along the frontage of major roadways. The proposed zoning change is compatible with the surrounding land use and zoning in the area.

Based on the patterns of growth along State Hwy 123 Bypass and the recommendation in the FLUP for commercial in the area, staff recommended approval of the zoning change to Commercial.

Emily Weissler, representing the applicant states that they are proposing 33-acres for the RV resort and 18.75-acres for future Commercial Development. She informed the Commission that they sent out notices as well and receive no opposition to the request. She stated she was available to answer questions.

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

After consideration of the staff report and all information given regarding Zoning Change (ZC 36-21), Commissioner Spahn moved that the Planning and Zoning Commission recommended approval of the zoning change from Agricultural Ranch (A-R) to Commercial (C) for property located at the SW corner of SH 123 and Tor Drive. Commissioner Lievens seconded the motion. The following vote was recorded:

**RECOMMENDATION TO APPROVE THE ZONING CHANGE TO COMMERCIAL (C)**

**MOTION PASSED**

**8-0-0**



Francis Serna, Planning Assistant



ATTEST: Chris Riggs, Assistant Director  
Planning & Codes



## PLANNING & CODES

## ZC 36-21 Staff Report State Hwy 123 Bypass Between Wagon Trail and Tor Drive Rezoning A-R to C

### REQUESTS:

A Rezoning request from Ag Ranch (A-R) to Commercial (C) for a proposed commercial site.

### ZONING AND LAND USE:

	Zoning	Land Use
<b>Subject Property</b>	Ag-Ranch	Farmland
<b>N of Property</b>	Commercial	Commercial
<b>S of Property</b>	R-1, A-R, C	Residential Subdivision, Agriculture, Commercial
<b>E of Property</b>		SH 123
<b>W of Property</b>	Commercial and A-R	Commercial, Agriculture

### Applicant:

CSRP, Inc  
1300 Post Oak Blvd #1650  
Houston, TX 77056

### Property Owner:

Seguin 52, Ltd.  
14210 Man O War  
San Antonio, TX 78248

### Property Address/Location:

State Hwy 123 Bypass  
between Wagon Trail and  
Tor Drive

### Legal Description:

ABS:23 SUR: E Gortari  
52.118 Acres

### Lot Size/Project Area:

52.118 Acres

### Future Land Use Plan:

Central Township and  
Riverside

### Notifications:

Mailed December 1, 2021  
Published November 28,  
2021

### Comments Received:

None

### Staff Review:

Chris Riggs  
Assistant Director of  
Planning and Codes

### Attachments:

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

### SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The 52.11-acre property is located along State Highway 123 Bypass between Wagon Trail and Tor Drive. The applicant is seeking a zoning change from Ag-Ranch (A-R) to Commercial (C). Based on the patterns of growth along State Hwy 123 Bypass and the recommendation in the FLUP for commercial in the area, staff is recommending approval.

### Planning Department Recommendation:

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

## PLANNING DEPARTMENT ANALYSIS

### **SITE DESCRIPTION**

The 52.118 acres is currently being used for agricultural. Currently there are no structures on the property.

### **CODE REQUIREMENTS:**

The applicant is requesting a zoning change from A-R to Commercial. The total property size is approximately 52.118 acres in size. In considering zoning changes, staff evaluates the properties on the following criteria:

1. The proposed zoning should be consistent with the Comprehensive Plan and any community, neighborhood, or other applicable land use and development plans.
2. The proposed zoning should be compatible with existing and permitted use of surrounding properties.
3. The proposed zoning should not have an adverse impact on surrounding properties or the natural environment.
4. The proposed zoning should result in a logical and orderly development pattern.
5. The proposed zoning should take into consideration public health, safety, and welfare.

Once rezoned, any use permitted under the Commercial zoning district may be located at the site only after following the development processes (example: Site Plan Permit, Specific Use Permits, Limited Used Permits) as required by the Unified Development Code (UDC) and the approval of all required building permits.

### **COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:**

Development standards found in chapter five of the City's UDC will limit the impact on the surrounding residences to the south. All drainage/detention standards of Chapter 4 and the Technical Manual will be followed including perimeter lot landscaping requirements and screening to protect adjacent residences.

### **COMPREHENSIVE PLAN:**

The property is located in the Central Township and Riverside designation of the FLUP. Complementary uses acceptable for this area can include commercial development along the frontage of major roadways. The proposed zoning change is consistent with the area.

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

The development of the property will be required to follow the City of Seguin's ordinances, which includes stormwater and drainage standards.

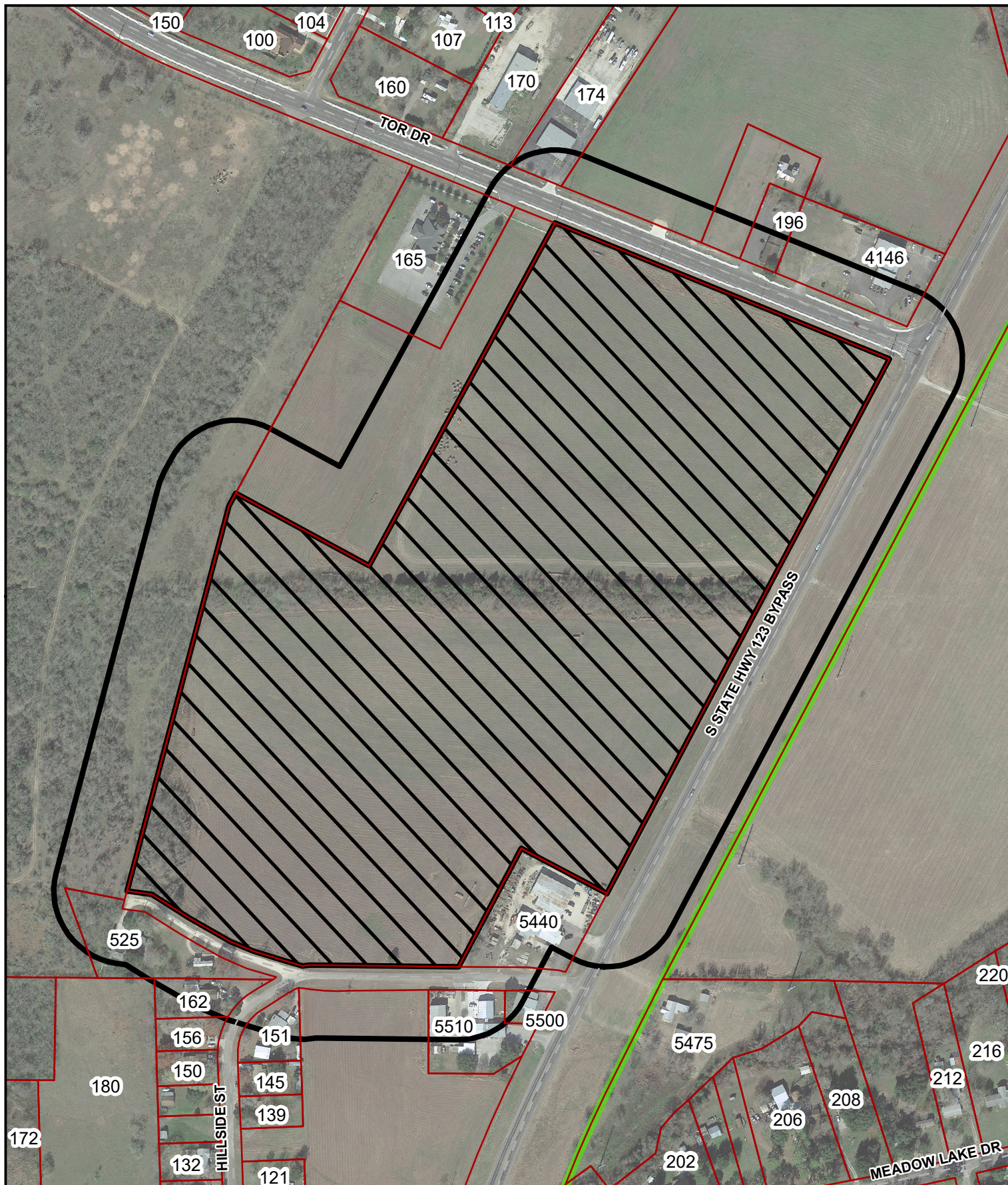
### **TRAFFIC (STREET FRONTAGE & ACCESS):**

The property will take access from State Hwy 123 Bypass, Wagon Trail, and Tor Drive.



# LOCATION MAP

ZC 36-21 SW Corner of State Hwy 123 & Tor Dr



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.



Lot Lines



Site Location

200' Notification Buffer

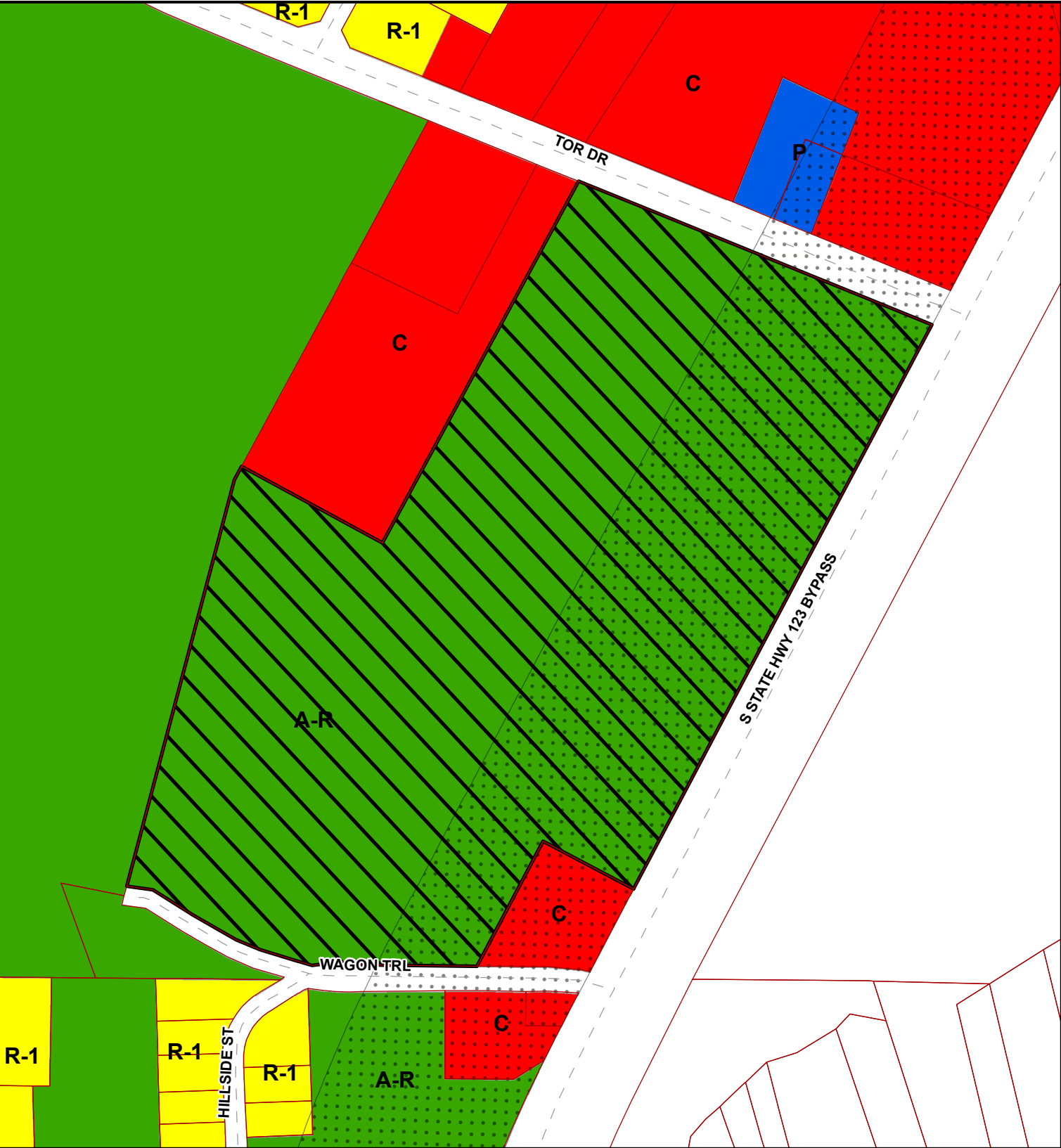
1 inch = 350 feet

Printed: 11/15/2021



ZONING MAP

ZC 36-21 SW Corner of State Hwy 123 & Tor Dr



Agricultural - Ranch	Single Family Residential 2	MultiFamily 1	Manufactured Home Park	Industrial
Rural Residential	Zero Lot Lines	MultiFamily 2	Neighborhood Commercial	Public
Suburban Residential	Duplex 1	MultiFamily 3	Commercial	Planned Unit Development
Single Family Residential 1	Duplex 2	Manufactured-Residential	Light Industrial	ROW

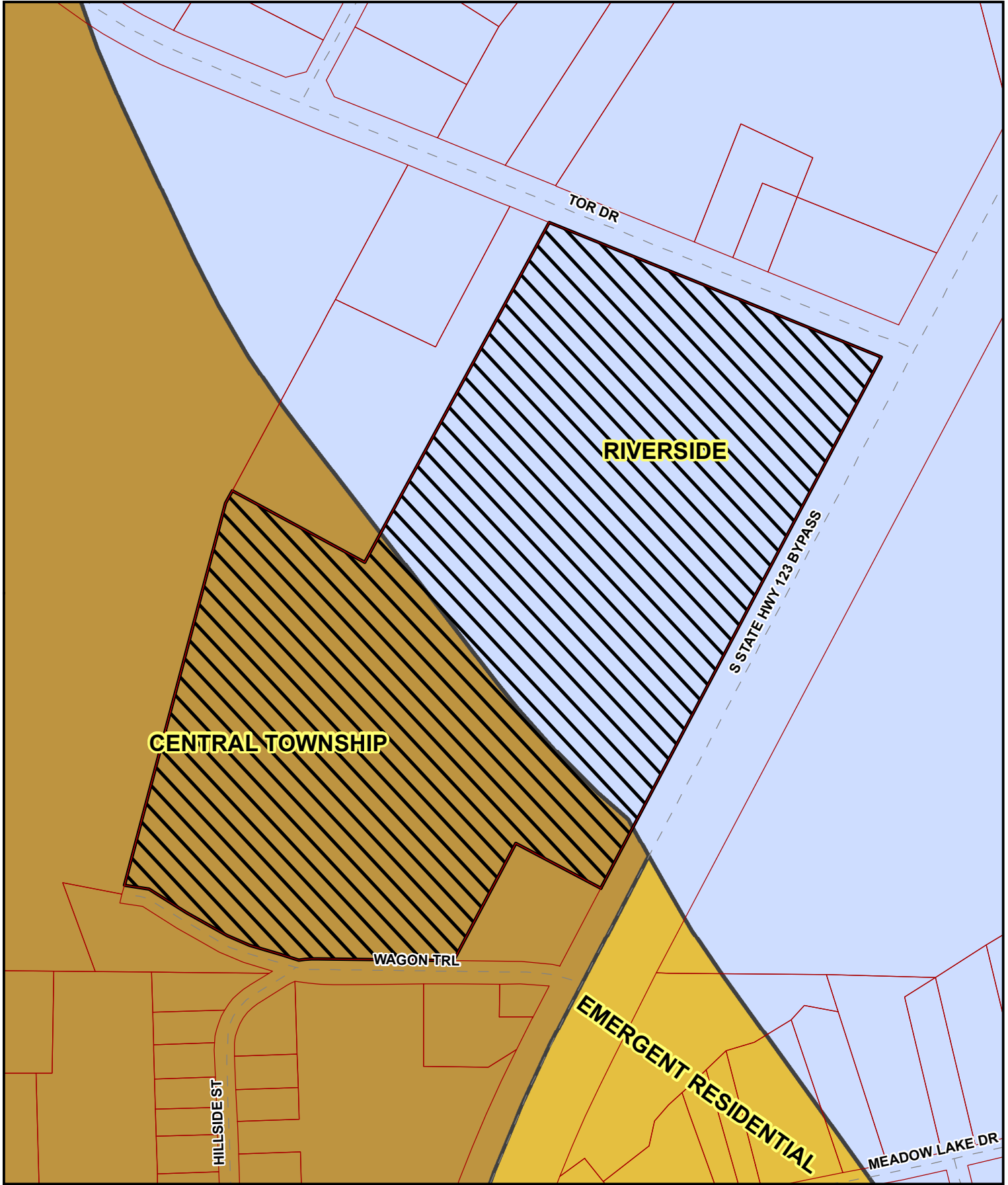
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Ownership  
 Site Location

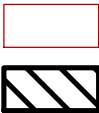
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FUTURE LAND USE MAP      ZC 36-21 SW Corner of State Hwy 123 & Tor Dr



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