



Planning and Zoning Commission Report

ZC 26-21

A request for Zoning Change 26-21 from Agricultural Ranch (A-R) to Commercial (C) located at the 2500 Block of Huber Road, Property ID 51187 and 51283 was considered during a public hearing at the Public and Virtual Planning & Zoning Commission meeting on November 9, 2021.

Armando Guerrero presented the staff report. He stated that the 75.83-acre tract is vacant with no existing structures. The code requirements do not allow for Commercial development in an Agricultural-Ranch zoned district, therefore, a zoning change to Commercial is required for any potential development. The surrounding properties are vacant agricultural land uses.

Mr. Guerrero pointed out that the property to the north, adjacent to the tract was recently rezoned for a large residential subdivision with an area of Neighborhood Commercial Zoning at the Rudeloff & Huber intersection. There is Commercial and Light Industrial zoning along Huber Rd and mostly concentrated near the Rudeloff & Huber, and IH-10 and Huber intersections. In addition, numerous residential properties to the South on Huber Road.

He said that the property is in the Central Township District. He explained that the Central Township District is to enhance the quality of life of residential developments, more residential diversity, and maintain a higher density of single-family fabric within a distinctive landscape. He added that a small portion of the southeast corner of the property is bordered by the Town Corridor District but due to its lack of frontage and access to IH-10, future land uses for this property should be based on the recommendations of the Central Township district. The property's only access is along Huber Road with potential future access points from connecting public streets within the proposed residential development to the north.

Staff recommended denial of the zoning change from Agricultural-Ranch (A-R) to Commercial (C). A zoning change to Commercial for this area does not align with the City's Future Land Use Plan and is not consistent with existing and proposed land uses in the adjacent area.

The Commission briefly discussed the request. Commissioner Lievens expressed concerns with the owner having issues selling with the current zoning designation.

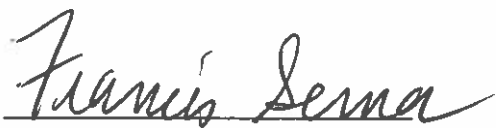
The regular meeting recessed, and a public hearing was held. There being no responses from the public the regular meeting reconvened for action.

After consideration of the staff report and all information given regarding Zoning Change (ZC 26-21), Chair Gettig moved that the Planning and Zoning Commission recommended denial of the zoning change from Agricultural Ranch (A-R) to Commercial (C) for property located at the 2500 Block of Huber Road. Commissioner Kirchner seconded the motion. The following vote was recorded:

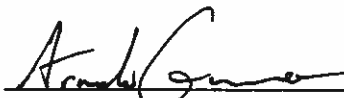
RECOMMENDATION TO DENY THE ZONING CHANGE TO COMMERCIAL (C)

MOTION PASSED

8 -1-0



Francis Serna, Planning Assistant



ATTEST: Armando Guerrero
Planner



PLANNING & CODES

ZC 26-21 Staff Report
2500 Blk of Huber Rd
Zoning Change from A-R to C

Applicant:

Lance Huber
P.O. Box 2634
Seguin, TX 78156

Property Owner:

Dennis Huber
P.O. Box 1301

Seguin, TX 78156

Property Address/Location:

2500 Blk of Huber Rd

Legal Description:

Abs: 6 Sur: H Branch
Property ID(s): 51187, 51283

Lot Size/Project Area:

75.83 acres

Future Land Use Plan:

Central Township/Town
Corridor

Notifications:

Mailed: Oct 30, 2021
Newspaper: Oct 24, 2021

Comments Received:

None

Staff Review:

Armando Guerrero
Planner

Attachments:

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

REQUEST:

A Zoning Change request from Agricultural-Ranch (A-R) to Commercial (C).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	A-R	Farmland
N of Property	PUD	Farmland
S of Property	P/A-R/C	Farmland
E of Property	LI	Farmland
W of Property	P/A-R	Farmland

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant is requesting a zoning change from Agricultural-Ranch (A-R) to Commercial (C) for potential future development for property located at the 2500 Blk of Huber Rd.

Staff is recommending denial of the zoning change from Agricultural-Ranch (A-R) to Commercial (C). A zoning change to Commercial for this area does not align with the City's Future Land Use Plan and is not consistent with existing and proposed land uses in the adjacent area.

Planning Department Recommendation:

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

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

This 75.83-acre property is located in the 2500 Blk of Huber Rd. The property is vacant with no structures.

CODE REQUIREMENTS:

Any potential commercial development would not be allowed in an Agricultural-Ranch (A-R) zoned district; a zoning change to Commercial (C) would be required for any potential commercial development.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The property and surrounding area is primarily vacant ag land. This has an area of transition with limited development until recently. The property directly adjacent to this tract to the north was recently rezoned for a large residential subdivision with an area of Neighborhood Commercial zoning at the Rudeloff/Huber intersection. Commercial and Light Industrial zoning along Huber Rd is mostly concentrated near the Rudeloff/Huber and IH-10/Huber intersections. There is an area of existing development south on Huber Rd with numerous residential properties.

COMPREHENSIVE PLAN:

The majority of this property is located within the Central Township district. The intent of this district is to enhance the quality of life of residential developments, see more resident and residential diversity, and maintain a higher density of single-family fabric within a distinctive landscape.

A small portion of the southeast corner of the property is flanked by the Town Corridor district due to the proximity to the Interstate. However, this tract has no frontage or access to IH-10. Future land uses for this property should be based on the recommendations of the Central Township district.

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

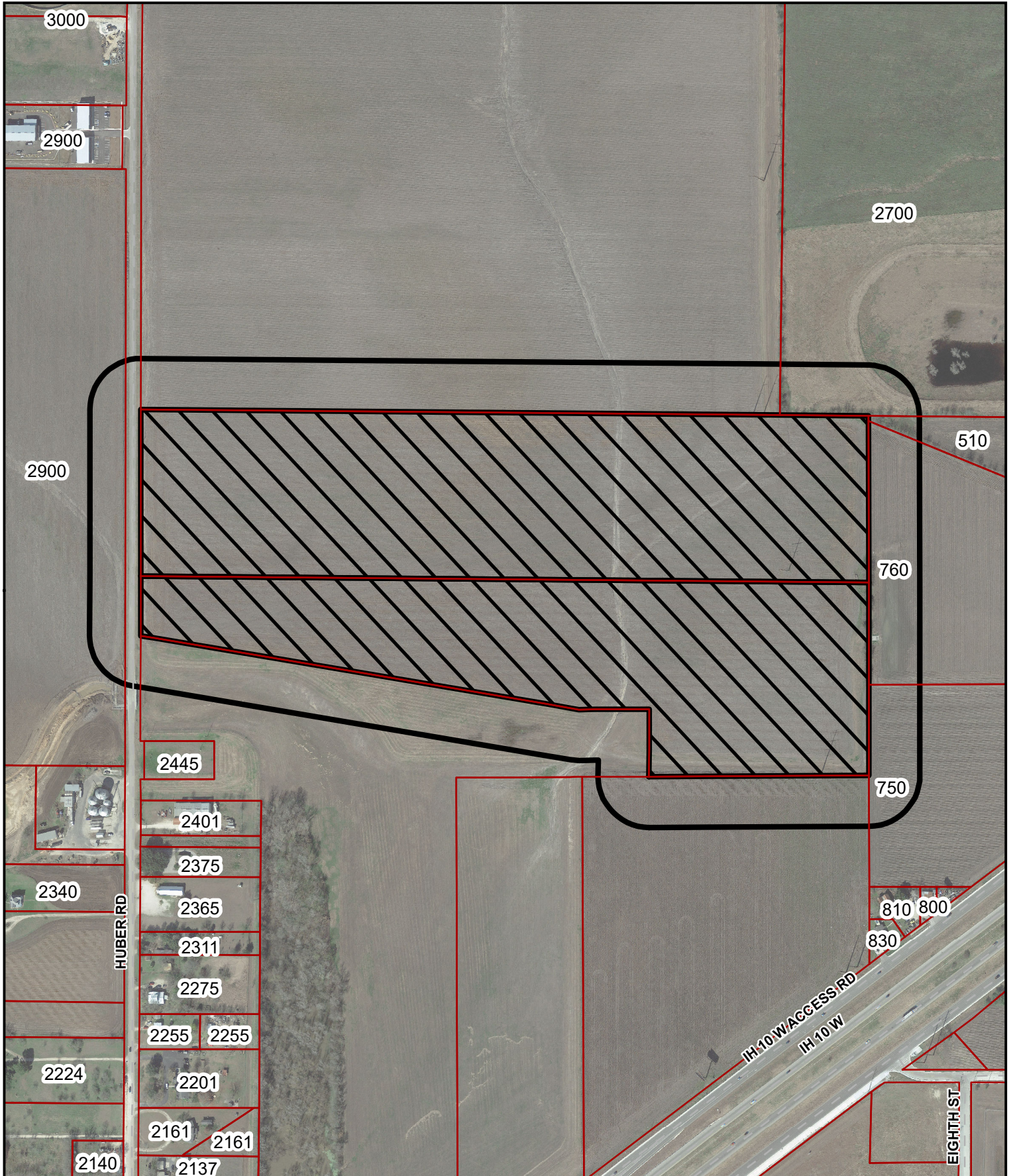
A portion of this property is within an unstudied floodzone. Any future development and/or platting of this property will be required to meet all local, State, and Federal laws, including all FEMA regulations governing floodplains.

TRAFFIC (STREET FRONTAGE & ACCESS):

The property's only frontage and access is along Huber Rd. There are potential future access points from connecting public streets within the proposed residential development to the north.

LOCATION MAP

ZC 26-21 2500 Blk of Huber Rd



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



200' Notification Buffer

1 inch = 500 feet

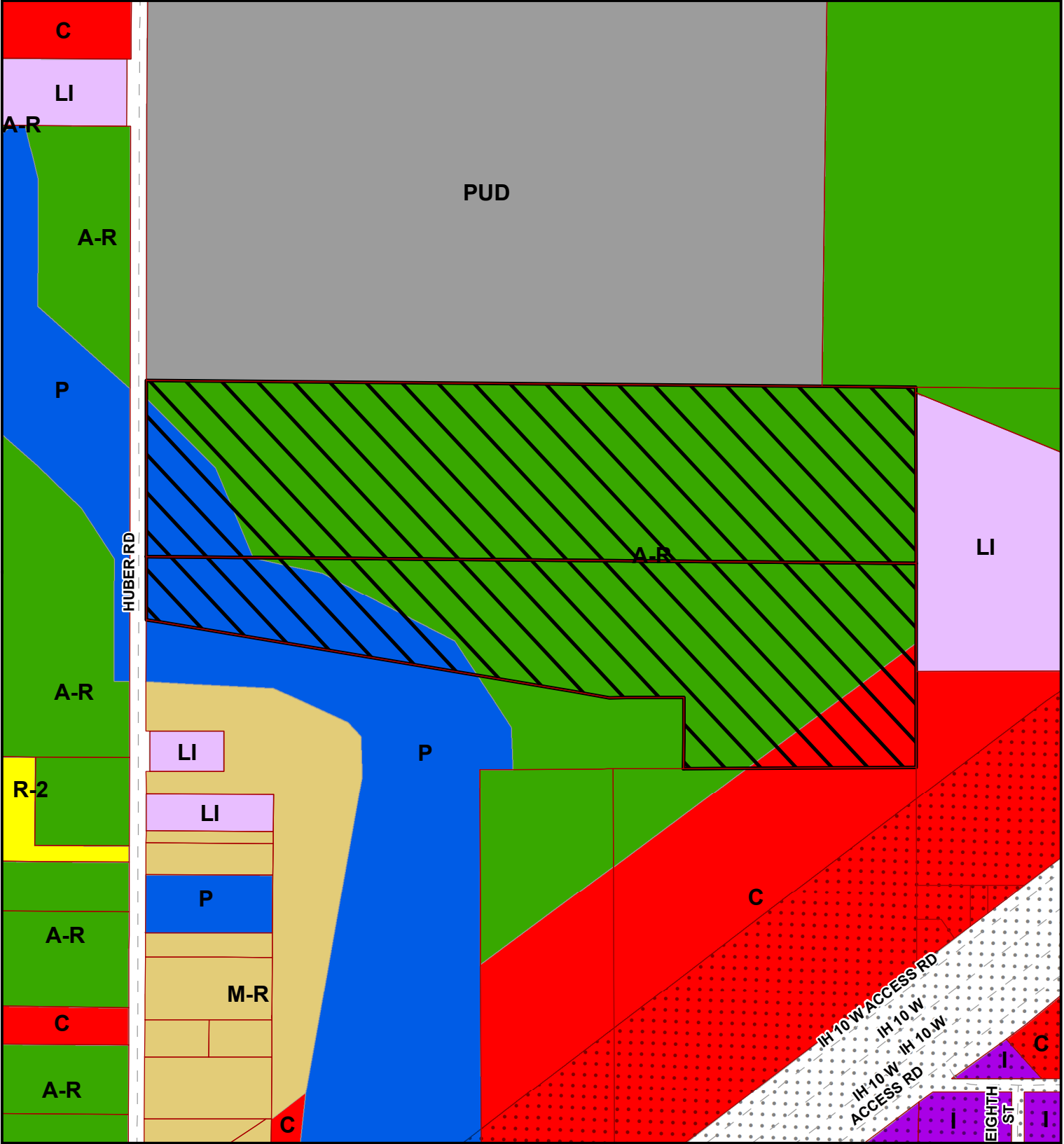


Site Location

Printed: 10/21/2021

ZONING MAP

ZC 26-21 2500 Blk of Huber Rd



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

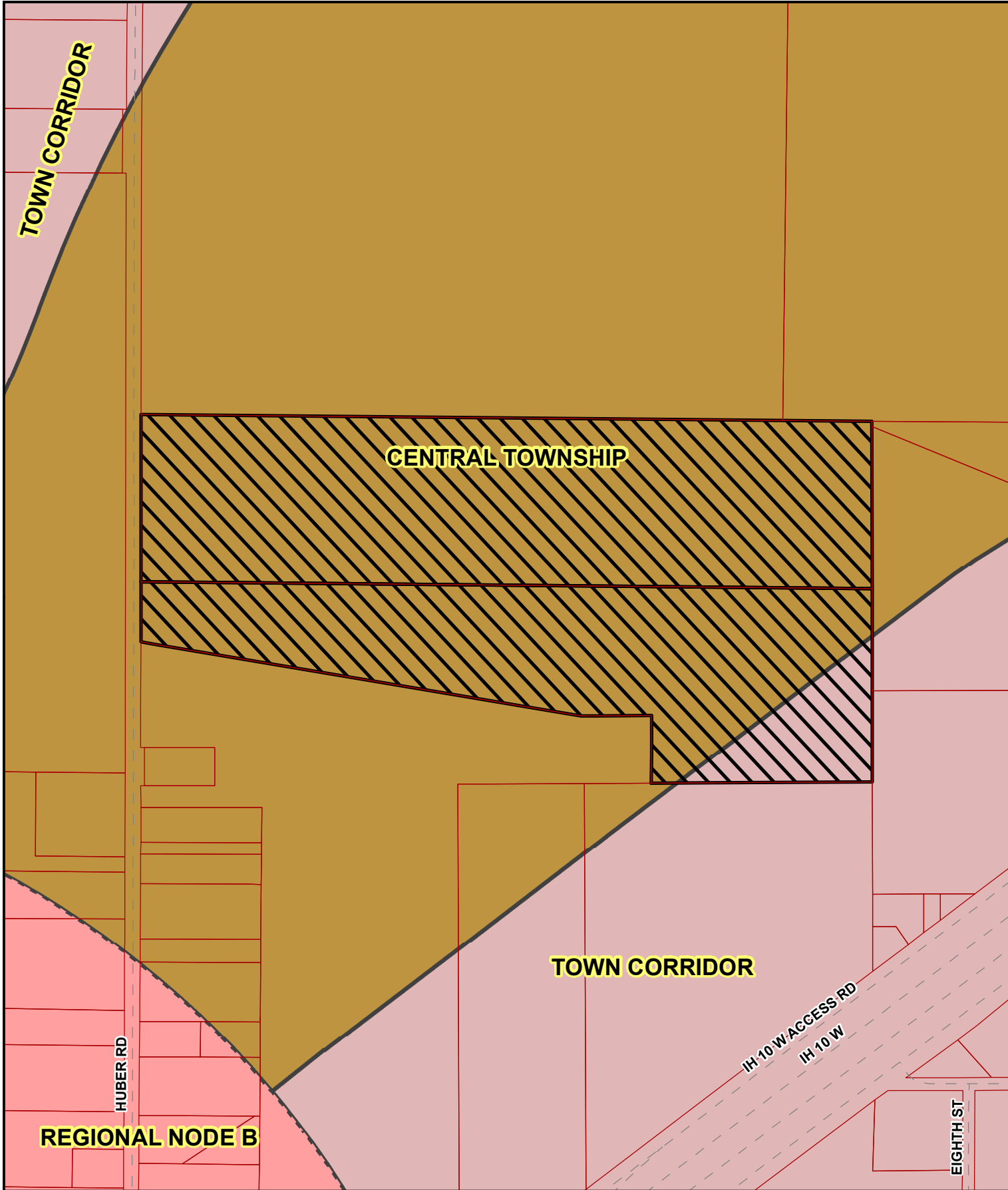
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Ownership

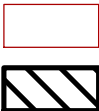
Site Location

1 inch = 500 feet

Printed: 11/1/2021



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Ownership



Site Location

1 inch = 500 feet

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