



## **Planning and Zoning Commission Report**

### **ZC 15-22**

A zoning designation for ZC 15-22 to Single Family Residential (R-1) for property located at 1800 Block of State Hwy. 123 N (A), Property ID 56244, 52447, 56245, and 175355 was considered during a public hearing at the Public Planning & Zoning Commission meeting on August 9, 2022.

Armando Guerrero, Planner presented the staff report. He stated that the applicant is requesting a zoning designation to R-1 Single-Family Residential for 65.63 acres for a proposed residential subdivision. The 65.63-acre tract of land is mostly undeveloped, with what appears to be two existing residential structures on the property. The tract of land consists primarily of undeveloped land, with a small portion to the north being used for farming.

This property is currently outside the City limits but is currently in the voluntary annexation process. Annexation requirements calls for a zoning designation.

Mr. Guerrero gave a brief overview of the surrounding properties. He stated that the area is rural in nature, with scattered suburban residential homes within the surrounding area, and small pockets of suburban residential homes as well. Further north on State Hwy 123 a residential subdivision (Navarro Ranch) is currently under construction which is in the City of New Braunfels ETJ.

The property is located within three different districts of the City's Future Land Use Plan (Conservation, Farm, and Portal Approach) the three different districts allow for residential development if the proper density levels within this area are being accounted for, with only the Portal Approach district recommending R-1 zoning by right, and R-1 zoning being subject to review within the Conservation, and Farm districts. He pointed out that the southern portion of this property is located within the 500, 100, and Floodway zones according to the FEMA Flood map. The property will be accessed through State Hwy 123, which is a TxDOT right-of-way, any proposed access point to the site would require review and approval from TxDOT.

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

The regular meeting recessed, and a public hearing was held for ZC 15-22. 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 15-22), Commissioner Felty moved that the Planning and Zoning Commission recommended approval of the zoning designation to Single Family Residential (R-1) for property located at 8100 Block of State Hwy 123. N (A). Vice-Chair DePalermo seconded the motion. The following vote was recorded:

**RECOMMENDATION TO APPROVE THE ZONING DESIGNATION TO SINGLE FAMILY RESIDENTIAL (R-1) .**

**MOTION PASSED**

**7-0-0**



Francis Serna, Planning Assistant



ATTEST: Armando Guerrero  
Planner



## PLANNING & CODES

ZC 15-22 Staff Report  
8100 Blk of State Hwy 123 N (A)  
Zoning Designation  
Single-Family Residential (R-1)

**Applicant:**

Dan Ross  
863 Northview Dr  
New Braunfels TX, 78130

**Property Owner:**

Thomas Staub  
8512 Bestride Bend  
Austin TX, 78744

**Property Address/Location:**

8100 Blk of State Hwy 123 N  
Seguin TX, 78155

**Legal Description:**

Property ID(s): 56244,  
52447, 56245, and 175355

**Lot Size/Project Area:**

65.63 acres

**Future Land Use Plan:**

Farm, Conservation, and  
Portal Approach

**Notifications:**

Mailed:  
Newspaper:

**Comments Received:**

None

**Staff Review:**

Armando Guerrero  
Planner

**Attachments:**

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

**REQUEST:**

A zoning designation to Single-Family Residential (R-1)

**ZONING AND LAND USE:**

	Zoning	Land Use
<b>Subject Property</b>	OCL	Residential/Farmland
<b>N of Property</b>	OCL	Farmland
<b>S of Property</b>	OCL	Undeveloped Farmland
<b>E of Property</b>	A-R	Farmland
<b>W of Property</b>	OCL	Residential/Farmland

**SUMMARY OF STAFF ANALYSIS:**

The applicant is requesting voluntary annexation and a zoning designation for this 65.63-acre tract of land. Single-Family Residential (R-1) zoning is being requested for this tract of land, Red Oak Development intends on developing a single-family residential subdivision.

This area is rural in nature, with scattered suburban residential homes within the surrounding area, and small pockets of suburban residential homes as well. Residential development within this area would be dependent on the proposed density range, these three different districts would allow for residential development if the proper density levels within this area are being accounted for.

**CRITERIA FOR ZONING CHANGE:**

Consistency with the future land use plan – Subject to review (residential density is recommended at no more than 6 units per acre)

Compatible with existing and permitted uses of surrounding property – Yes, (proposed use is residential)

Adverse impact on surrounding properties or natural environment – None identified

Proposed zoning follows a logical and orderly pattern – A-R zoning is seen to the east, but proposed use is residential, which is seen throughout the area.

Other factors that impact public health, safety or welfare – Southern portion of the property is located within the 500 year, 100 year, and Floodway of FEMA's flood zones.

## PLANNING DEPARTMENT ANALYSIS

### **SITE DESCRIPTION**

The requested 65.63-acres is undeveloped land with what appears to be two existing residential structures, with existing rural residential homes to the south, east, and west of this property. This property is primarily undeveloped and is being used for farming and vacant AG land.

### **CODE REQUIREMENTS:**

This property is currently outside the City limits but is in currently in the voluntary annexation process. Annexation requirements calls for a zoning designation, if no designation is requested, an Agriculture Ranch (A-R) zoning will be given. The applicant has requested a zoning designation of Single-Family Residential (R-1) for this 65.63-acre property.

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

This property is currently outside the City limits with the closest zoning (A-R) directly to the east of this property across State Hwy 123. The surrounding properties do not contain any formal zoning, but are primarily undeveloped land, farmland, and rural residential homes ranging from half acre lots and higher. Further north on State Hwy 123 a residential subdivision (Navarro Ranch) is currently under construction, this subdivision is within the New Braunfels ETJ.

### **COMPREHENSIVE PLAN:**

This property is located within the Conservation, Farm, and Portal Approach districts of the City's Future Land Use Plan. All three districts allow for low density residential ranges, with only the Portal Approach district recommending R-1 zoning by right, and R-1 zoning being subject to review within the Conservation, and Farm districts.

#### **Farm District Density Range**

Acceptable: < 0.5  
Conditional: 0.6 – 2  
Restricted: 2.1 – 4  
Not Recommended: > 4

#### **Portal Approach Density Range**

Acceptable: < 3  
Conditional: 3.1 – 5  
Restricted: 5.1 – 6  
Not Recommended: > 6

#### **Conservation District Density Range**

Acceptable: < 0.5  
Conditional: 0.6 - 2  
Restricted: 2.1 - 4  
Not Recommended: > 4

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

The southern portion of this property is located within the 500, 100, and Floodway zones according to the FEMA Flood maps.

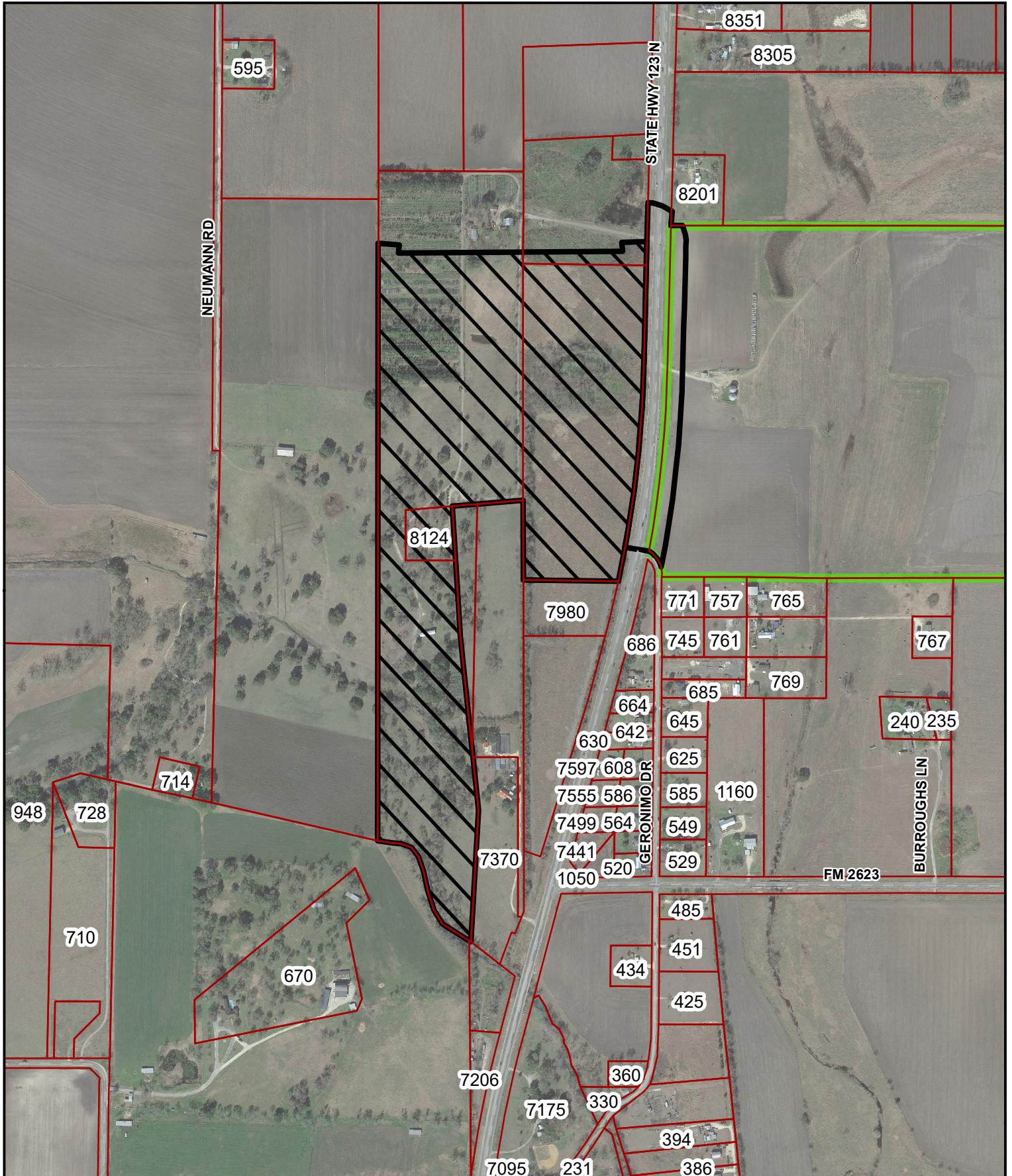
### **TRAFFIC (STREET FRONTAGE & ACCESS):**

This site can be accessed through State Hwy 123, which is a TxDOT right-of-way, any proposed access point to the site would require review and approval from TxDOT.

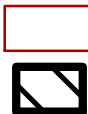


# LOCATION MAP

ZC 15-22 8100 Blk of State Hwy 123 N (A)



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Lot Lines



Site Location



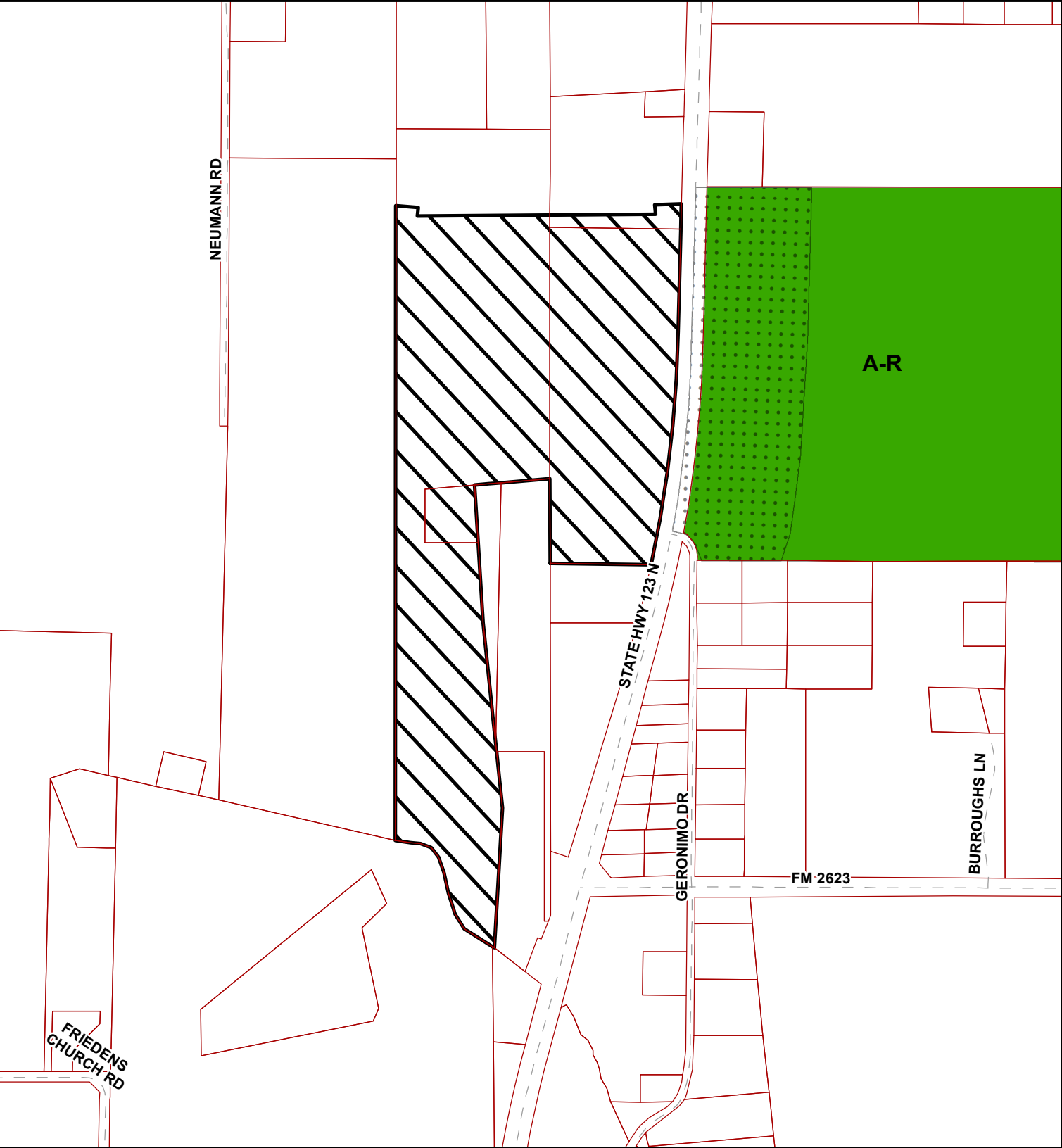
200' Notification Buffer  
1 inch = 650 feet

Printed: 7/18/2022



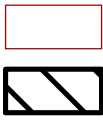
ZONING MAP

ZC 15-22 8100 Blk of State Hwy 123 N (A)



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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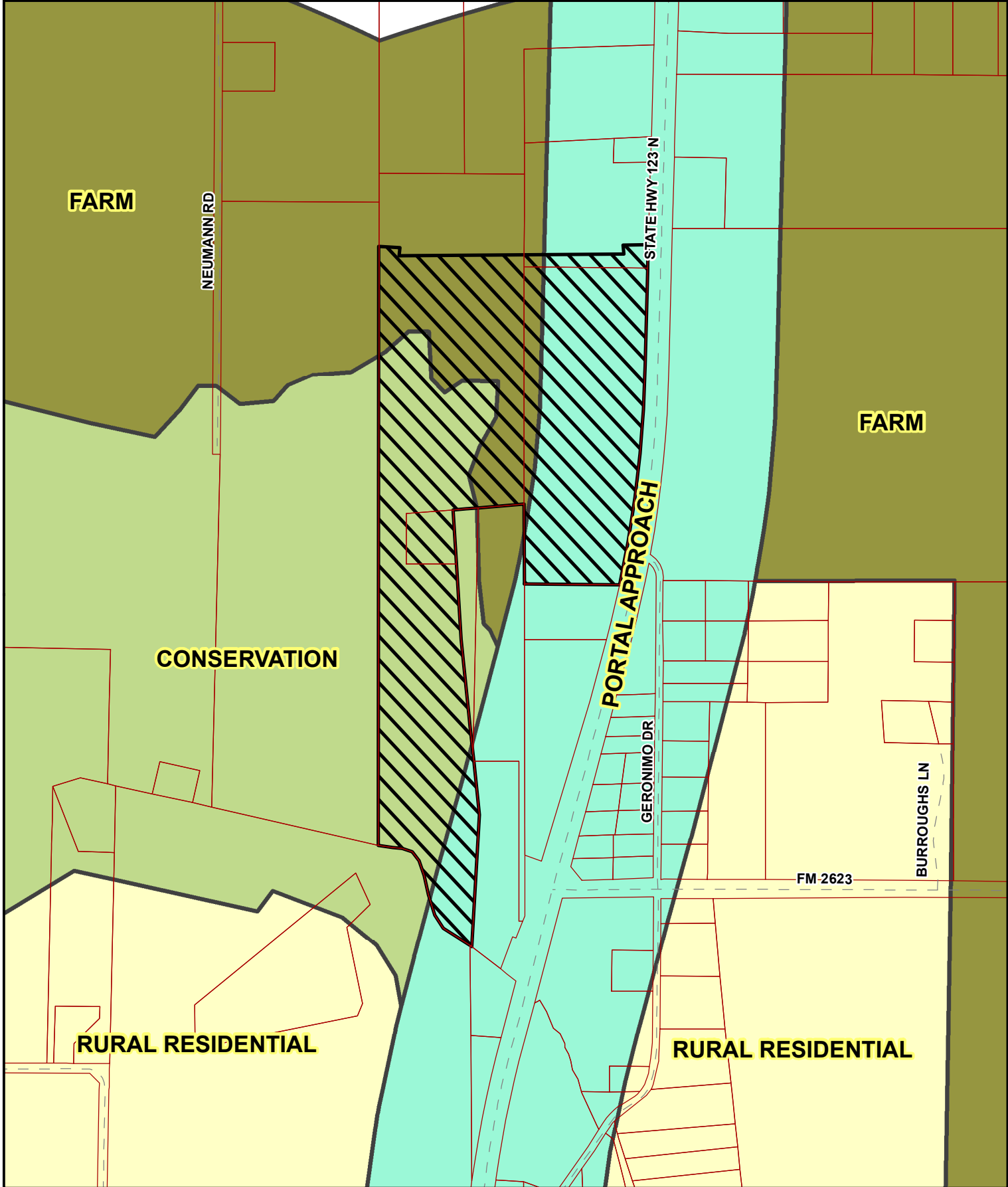
Ownership



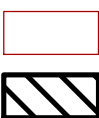
Site Location

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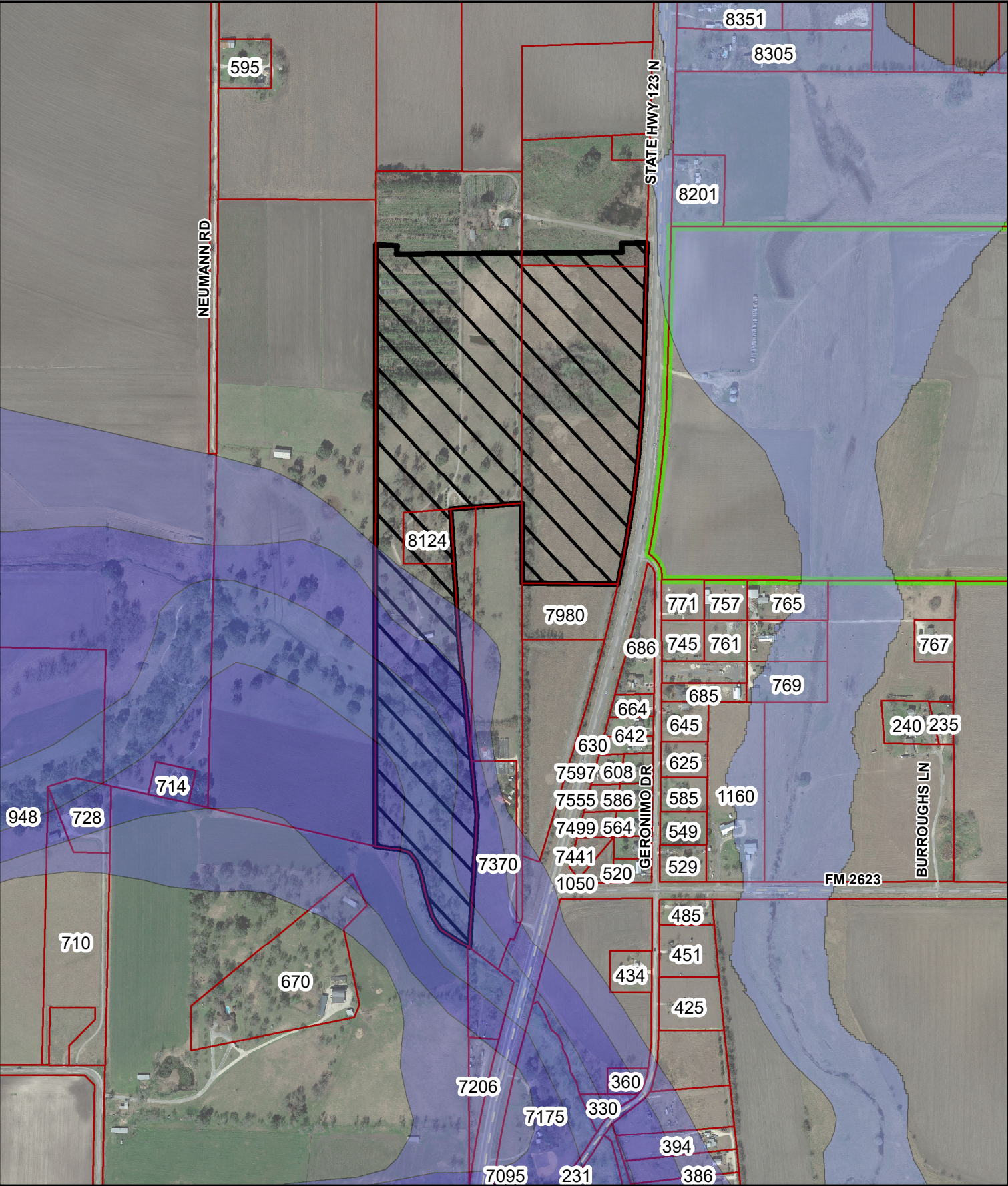


Ownership  
Site Location

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FLOODZONE LOCATION MAP      ZC 15-22 8100 Blk of State Hwy 123 N (A)



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- Floodzones**
- 100 year flood zone
  - 500 year flood zone
  - Floodway
  - Unstudied Floodzone