



PLANNING & CODES

Planning and Zoning Commission Report

ZC 16-22

A zoning designation for ZC 16-22 to Zero Lot Line (ZL) for property located at 1800 Block of State Hwy. 123 N (B), Property ID 56244, 52449 and 175355 were 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 Zero Lot Line (ZL) for the 14.2-acre tract for a proposed residential subdivision.

The property is the northern portion of the property mentioned in case ZC 15-22. The property has one existing residential structure, the remaining portion of the property is undeveloped and is being used for agricultural use. The property is located outside the City limits but is currently in the voluntary annexation process.

Mr. Guerrero gave a brief overview of the surrounding properties. The closest zoning (A-R) can be seen directly to the east of this property across Hwy 123, the surrounding properties do not contain any formal zoning, this 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, this subdivision is within the New Braunfels ETJ.

The property is located within the Farm, and Portal Approach districts of the City's Future Land Use Plan. The two districts would allow for residential development, but both call for developments with low residential density ranges, both districts do have Zero Lot Line (ZL) zoning being subject to review. However, the recommended density is recommended to be 6 units per acre or less.

The 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.

The regular meeting recessed, and a public hearing was held for ZC 16-22. 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 16-22), Vice Chair DePalermo moved that the Planning and Zoning Commission recommended approval of the zoning designation to Zero Lot Line (ZL) for property located at 8100 Block of State Hwy 123. N (B). Commissioner Lievens seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE THE ZONING DESIGNATION TO ZERO LOT LINE (ZL) .

MOTION PASSED

6-1-0



Francis Serna, Planning Assistant



ATTEST: Armando Guerrero
Planner



PLANNING & CODES

ZC 16-22 Staff Report
8100 Blk of State Hwy 123 N (B)
Zoning Designation
Zero Lot Line (ZL)

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,
52449, and 175355

Lot Size/Project Area:

14.2 acres

Future Land Use Plan:

Farm, 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 Zero Lot Line (ZL)

ZONING AND LAND USE:

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

SUMMARY OF STAFF ANALYSIS:

The applicant is requesting voluntary annexation and a zoning designation to Zero Lot Line (ZL) for this 14.2-acre tract of land.

Zero Lot Line zoning would be subject to review in both the Farm & Portal Approach districts of the Future Land Use Plan. Both districts call for low density ranges in residential. Density ranges for Zero Lot Line (ZL) zoning are per acre. Residential development within this area would be dependent on the proposed density ranges of the two different districts this property is located in, both of which would allow for residential development if the proper density levels are being accounted for. Recommended no more than 6 units per acre.

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 – Surrounding use is residential in nature.

Adverse impact on surrounding properties or natural environment – None identified.

Proposed zoning follows a logical and orderly pattern – Yes (residential use near and around property)

Other factors that impact public health, safety or welfare – Area of flood hazard to the south.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

This property is the northern portion of the before mentioned (ZC-15) property, this shown portion of property is a total of 14.2-acres, with one existing residential structure, the remaining portion of the shown property is undeveloped and is being used for AG and farm use.

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 by the applicant, if no designation is requested by the applicant an Agriculture Ranch (A-R) zoning will be given. The applicant has requested a zoning designation of Zero Lot Line (ZL) for this 14.2-acre property.

Lot Standards for Zero Lot Line

Area Min: 3,400 sf

Front Setback: 25'

Lot Frontage Min: 40'

Rear Setback: 10'

Lot Depth Min: 85'

Side Setback: 10' on one side; 0' on the zero lot line

Impervious Cover Max: 75% of lot area

Any development would be subject to all the rules and requirements seen in chapters 4 and 5 of the City's Unified Development Code.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

This property is currently outside the City limits with the closest zoning (A-R) seen to the southeast 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 not within the City's ETJ.

COMPREHENSIVE PLAN:

This property is located within the Farm, and Portal Approach districts of the City's Future Land Use Plan. These two districts call for developments with low density residential ranges, with both districts having Zero Lot Line (ZL) zoning being subject to review. However, the recommended density is recommended to be 6 units per acre or less.

Farm District Density Range (dwelling units/acre)

Acceptable: < 0.5

Conditional: 0.6 – 2

Restricted: 2.1 – 4

Not Recommended: > 4

Portal Approach Density Range dwelling units per acre

Acceptable: < 3

Conditional: 3.1 - 5

Restricted: 5.1 - 6

Not Recommended: > 6

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

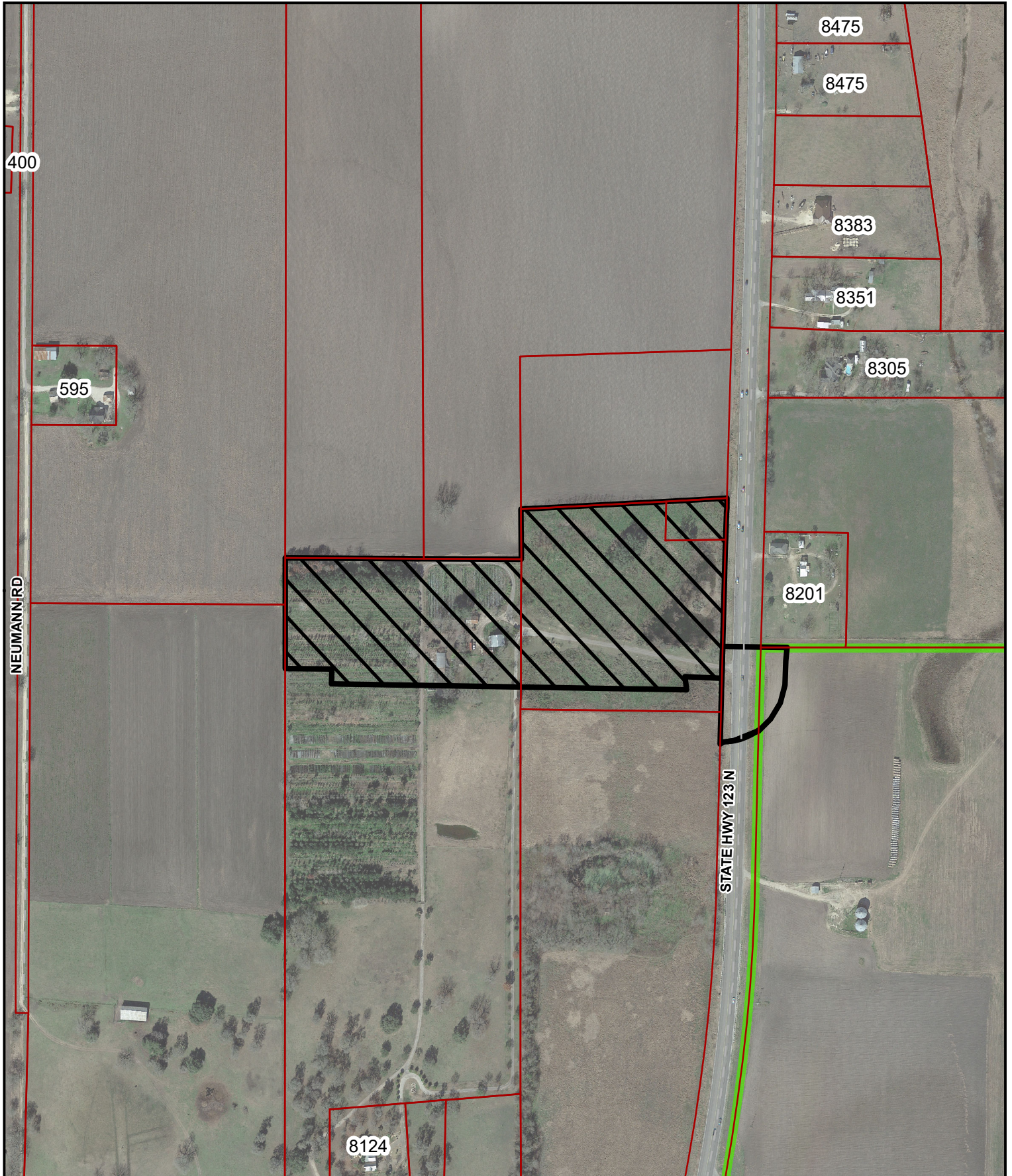
No health, safety, or general welfare issues have been identified with this property.

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 16-22 8100 Blk of State Hwy 123 N (B)



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

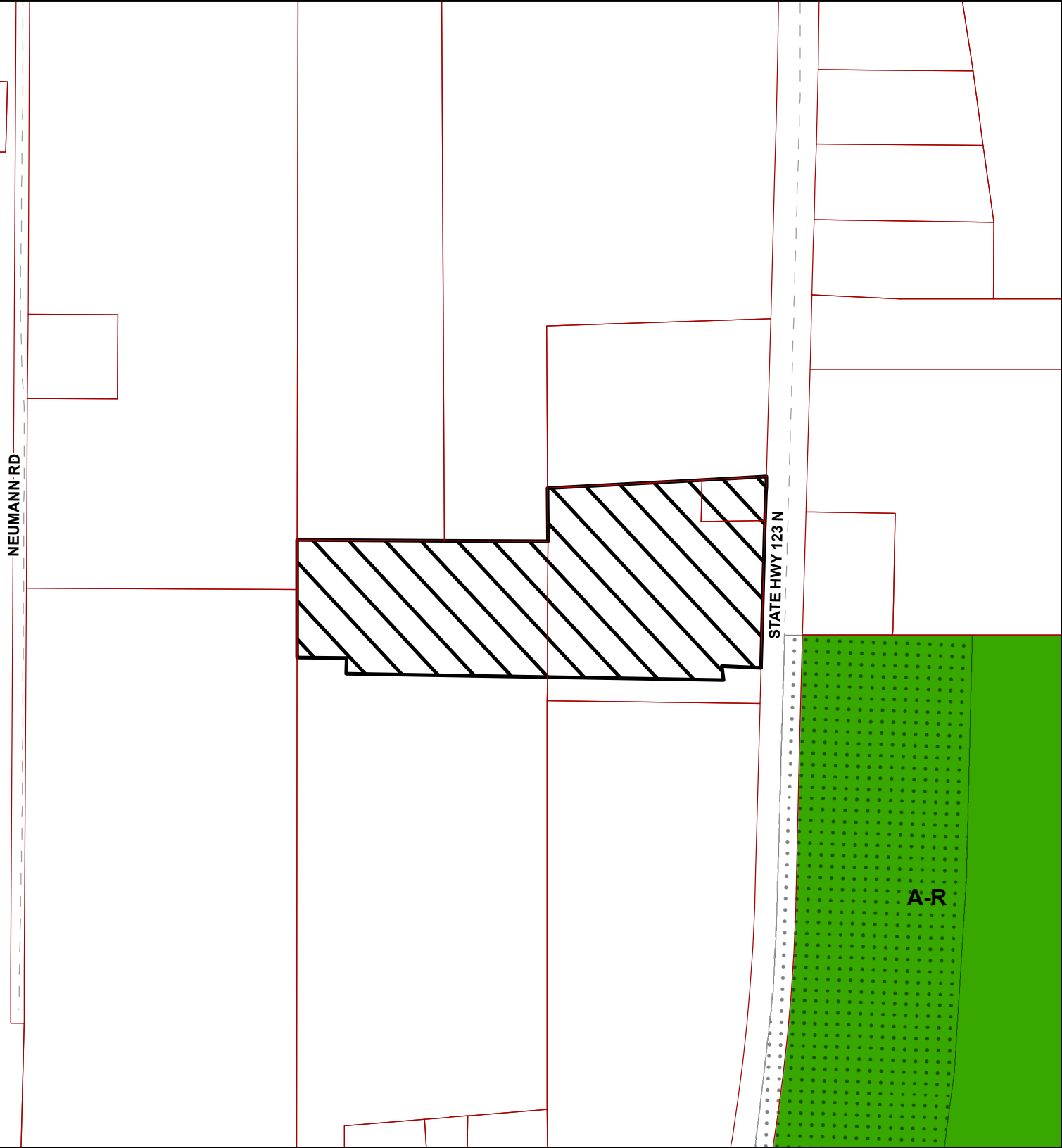


200' Notification Buffer
1 inch = 400 feet

Printed: 7/18/2022

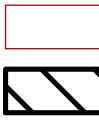
ZONING MAP

ZC 16-22 8100 Blk of State Hwy 123 N (B)



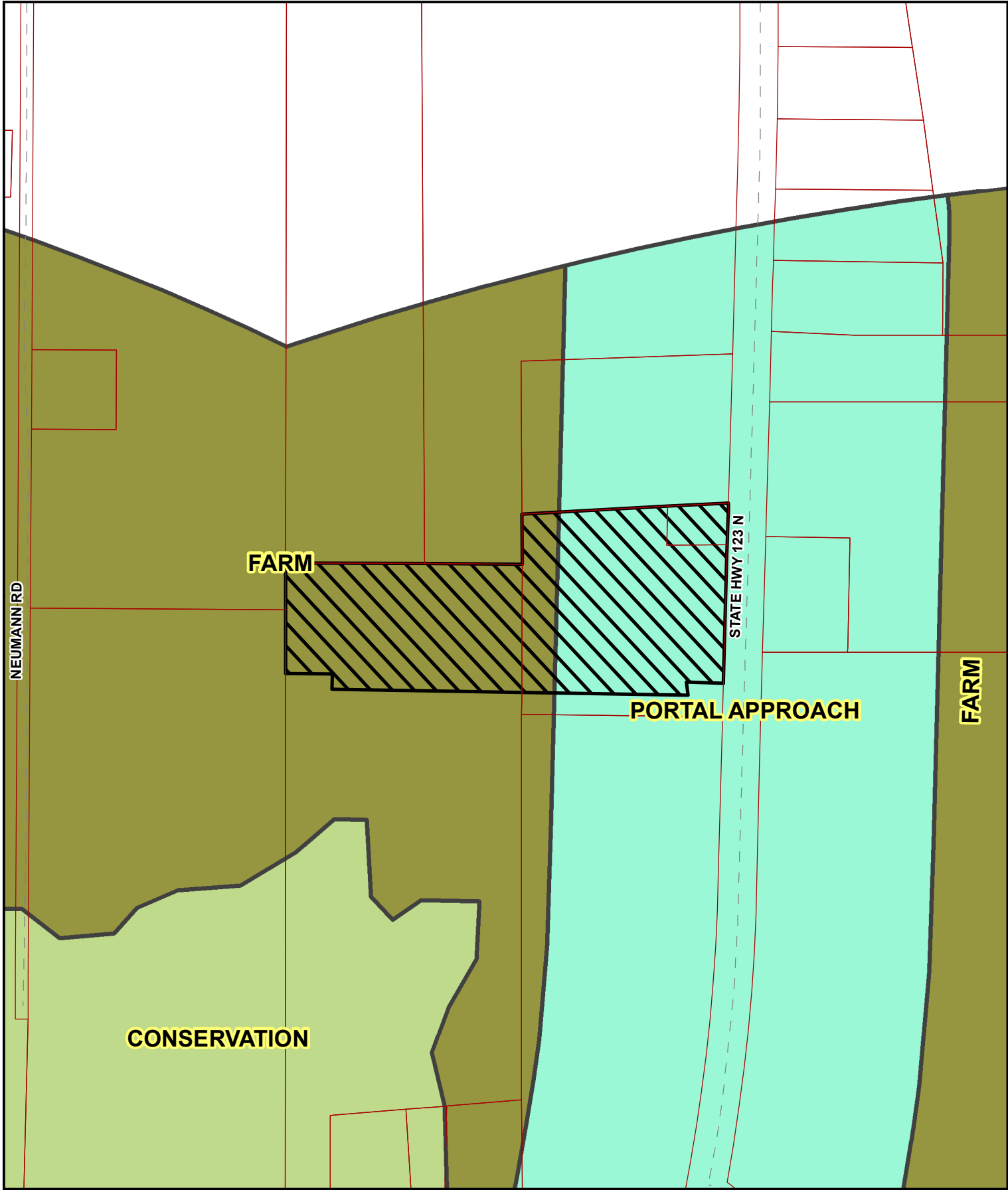
Agricultural - Ranch	Single Family Residential 2	MultiFamily 1	Manufactured Home Park	Industrial
Rural Residential	Zero Lot Lines	MultiFamily 2	Neighborhood Commercial	Public
Suburban Residential	Duplex 1	MultiFamily 3	Commercial	Planned Unit Development
Single Family Residential 1	Duplex 2	Manufactured-Residential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

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Ownership
Site Location

1 inch = 400 feet
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Ownership

Site Location

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