



PLANNING & CODES

Planning and Zoning Commission Report

ZC 17-22

A request for Zoning Change 17-22 from Agricultural Ranch (A-R) to Commercial (C) for a 2.10-acre portion out of a 103.152-acre tract located at the 3500 Block of SH 46 N., Property ID 55455 was considered during a public hearing at the Planning & Zoning Commission meeting on October 11, 2022.

Armando Guerrero presented the staff report. He stated that the proposed 2.10-acre tract for Commercial is a portion of a 103.152-acre tract of vacant farmland on the east side State Hwy 46 in between Rudeloff and Cordova Road. He noted that the two small residential lots fronting State Hwy 46 are under separate ownership are not part of the zoning request. The proposed 2.10 acres of commercial zoning shown, meets the minimum Commercial lot standards

The surrounding zoning along the frontage of SH 46 directly to the south is zoned Commercial (C) containing two existing single-family homes. The Public (P) zoning to the south is the church property, and commercial zoning south along the 46-frontage approaching IH-10. The frontage to the north is zoned Agricultural Ranch (A-R), and single family residential (R-1). The two existing single-family home lots are located within the (R-1) zoned area.

Mr. Guerrero stated that although undeveloped, commercial zoning is the prominent zoning district fronting State Hwy 46 with depths of the commercial zoning varying from 375'-550'. A few tracts near the Rudeloff Rd intersection are 300' deep. The proposed depth of commercial for the subject tract is displayed at 300'

This property is located within the Town Approach, commercial uses are recommended within this district.

The property fronts State Hwy 46, the driveways directly to the south of the property are private driveways. Any proposed access point off State Hwy 46 would require approval by TxDOT, city review and approval would also be required for any connection to future collector road shown on the City's Master Thoroughfare Plan located just to the north of this property.

One letter in support was received.

Thor Thornhill, 290 S. Castell, New Braunfels, Tx briefly spoke regarding right of way dedication and access point

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 17-22), Commissioner Felty moved that the Planning and Zoning Commission recommended approval of the zoning change from Agricultural Ranch to Commercial for property located at the 3500 Block of SH 46 N. Commissioner Schievelbein 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: Armando Guerrero,
Planner



PLANNING & CODES

ZC 17-22 Staff Report
3500 Blk of State Hwy 46 N (A)
Zoning Change from A-R to C

Applicant:

Joseph Sandoval, P.E.; HMT
Engineering and Surveying
290 S. Castell Ave., Suite 100
New Braunfels, TX 78130

Property Owner:

1 Chron 29, LLC
130 S. Seguin Ave
New Braunfels TX, 78130

Property Address/Location:

3500 Blk of State Hwy 46 N

Legal Description:

ABS: 20 SUR: AM Esnaurizar
103.152 ac.
Property ID: 55455

Lot Size/Project Area:

2.10 acres

Future Land Use Plan:

Town Approach

Notifications:

Mailed: Sep 28, 2022
Published: Sep 25, 2022

Comments Received:

None

Staff Review:

Armando Guerrero
Planner

Attachments:

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

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	OCL	Farmland
S of Property	R-1/ C/ P	Residential, RV Park and Church
E of Property	R-2	Single-Family Residential Subdivision
W of Property	A-R/ R-1	Farmland

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant is requesting a zoning change to Commercial. for 2.10-acres of a 103.152-acre tract for a proposed mixed-use development. The requested Commercial zoning would be located at the southwest corner of the tract, along the frontage (as shown in the provided zoning exhibit). Multi-Family High Density (MF-3) and R-2 Single-Family Residential zoning are both being requested on other portions of this tract, but each is on a separate zoning change application. Commercial zoning can be seen fronting State Hwy 46 as it extends to the north and south towards IH-10. The proposed Commercial zoning is consistent with the Future Land Use Plan, the surrounding zoning designations, and the existing land uses in the area.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – Consistent

Compatible with existing and permitted uses of surrounding property – Similar uses along State Hwy 46

Adverse impact on surrounding properties or natural environment – None identified

Proposed zoning follows a logical and orderly pattern – Commercial development next to a major thoroughfare would follow a logical pattern of development.

Other factors that impact public health, safety or welfare – None identified

SITE DESCRIPTION:

This proposed 2.10-acre tract is a portion of a 103.152-acre tract of vacant farmland on the east side State Hwy 46 in between Rudeloff and Cordova Road. The property is currently zoned Agricultural Ranch (A-R), which is designated for farming, ranching, and related activities. There are two small residential lots fronting State Hwy 46 under separate ownership that are not part of this tract or zoning proposal.

CODE REQUIREMENTS:

The applicant is proposing a Commercial zoning designation for 2.10 acres for commercial. The proposed boundaries of the zoning districts as prepared by the applicant are attached. The proposed Commercial (C) zoning area shown meets the Commercial lot standards in section 3.6.3 Standards – Non-residential Districts in the City’s Unified Development Code. Any future commercial development would have to follow the rules and requirements (drainage, TIA, screening, buffering, setbacks, impervious cover, landscaping, ect.) in chapter 5 of the City’s UDC.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:***Surrounding Zoning Districts:***

- SH 46 Frontage Extending South: The frontage along SH 46 directly to the south is zoned Commercial (C) containing two existing single-family homes, Public (P) zoning can be seen further south where the church property is located. Commercial zoning continues south along the SH 46 frontage approaching IH-10 with an area of existing light industrial development near the Interstate.
- SH 46 Frontage Extending North: The frontage to the north is zoned for Agricultural Ranch (A-R), and Single-Family Residential (R-1). Two existing single-family home lots are located within the (R-1) zoned area.

Compatibility:

- Commercial (C): Though mostly undeveloped, commercial zoning is the prominent zoning district fronting State Hwy 46 as it extends south towards IH-10. The depth of the commercial zoning along SH 46 varies with the average depth of 375’-550’. A few tracts near the Rudeloff Rd intersection are 300’ deep. The proposed depth of commercial for the subject tract is displayed at 300’.

COMPREHENSIVE PLAN (The Future Land Use Plan):

This property is located within the Town Approachway of the City’s Future Land Use Plan:

Town Approachway: Commercial uses are recommended within the Town Approachway, which emphasizes commercial land uses along the SH 46 frontage.

TRAFFIC (STREET FRONTAGE & ACCESS):

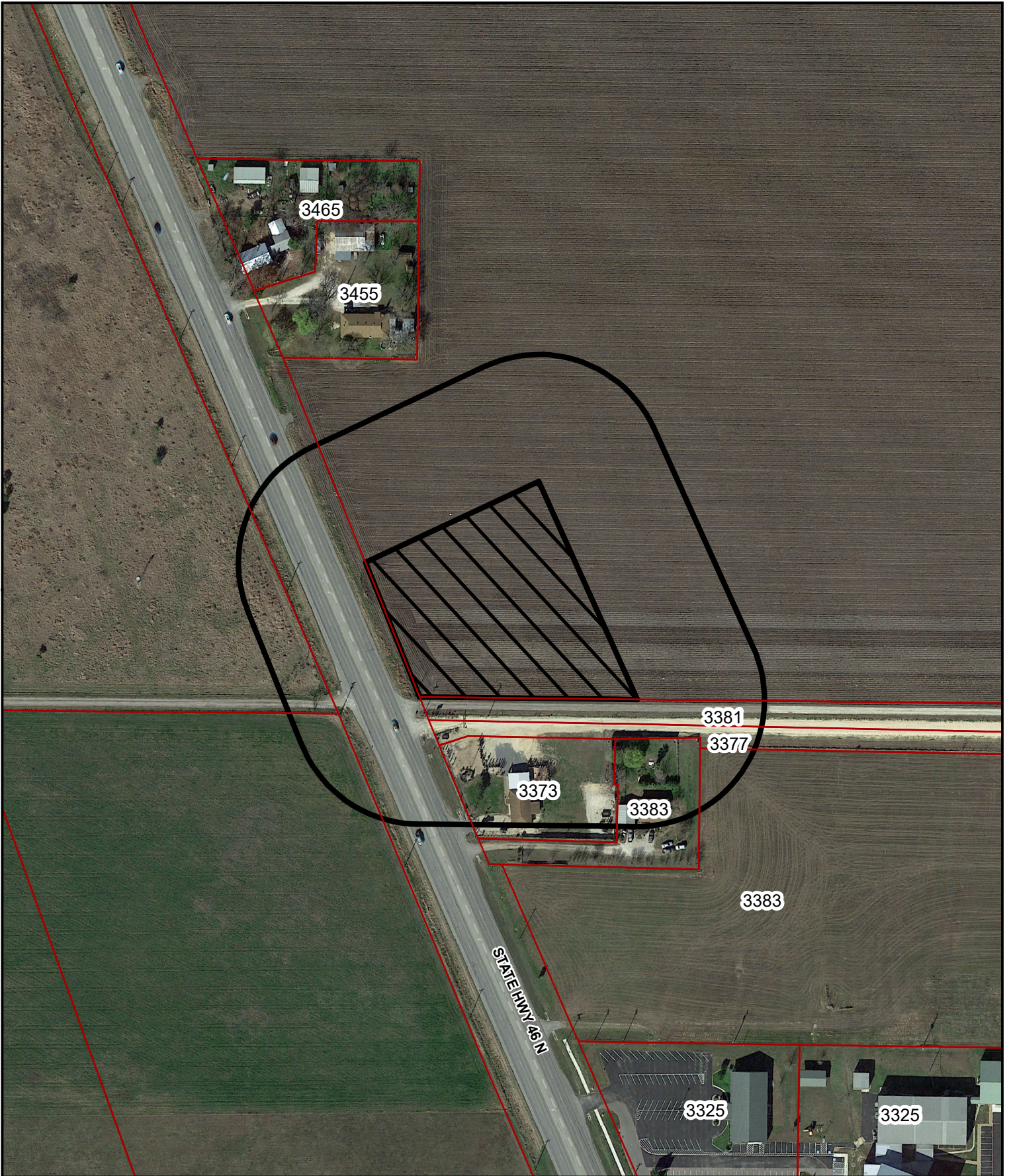
This property fronts State Hwy 46, the driveways directly to the south of this property are private driveways for residential and commercial use. Any access points off State Hwy 46 would require review and approval by TxDOT, city review and approval would also be required for any connection to future collector road shown on the City’s Master Throughfare Plan located just to the north of this property.

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

None were identified.

LOCATION MAP

ZC 17-22 3500 Blk of State Hwy 46 N (A)



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

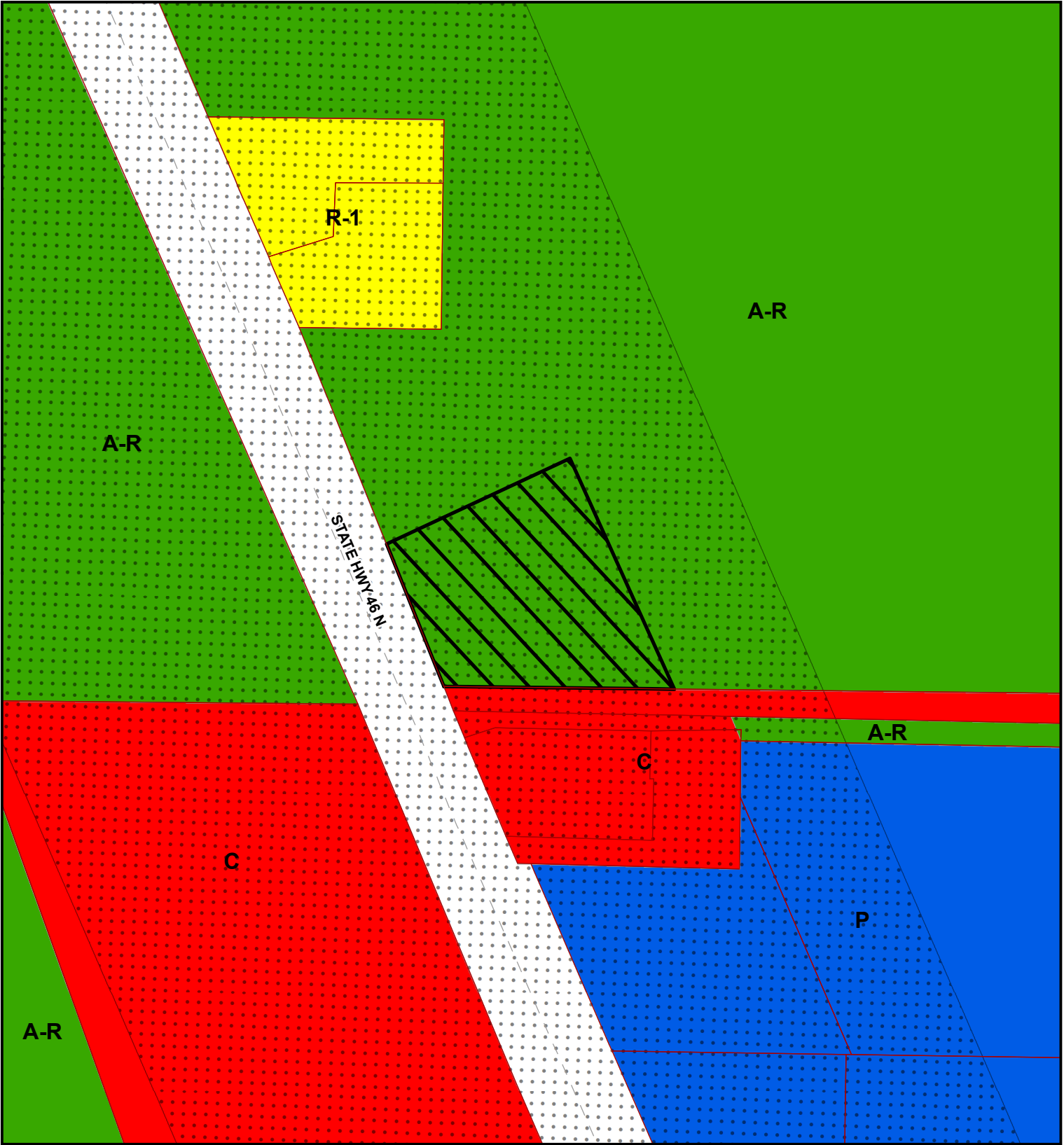


200' Notification Buffer
1 inch = 200 feet




Printed: 9/29/2022

ZONING MAP

ZC 17-22 3500 Blk of State Hwy 46 N (A)



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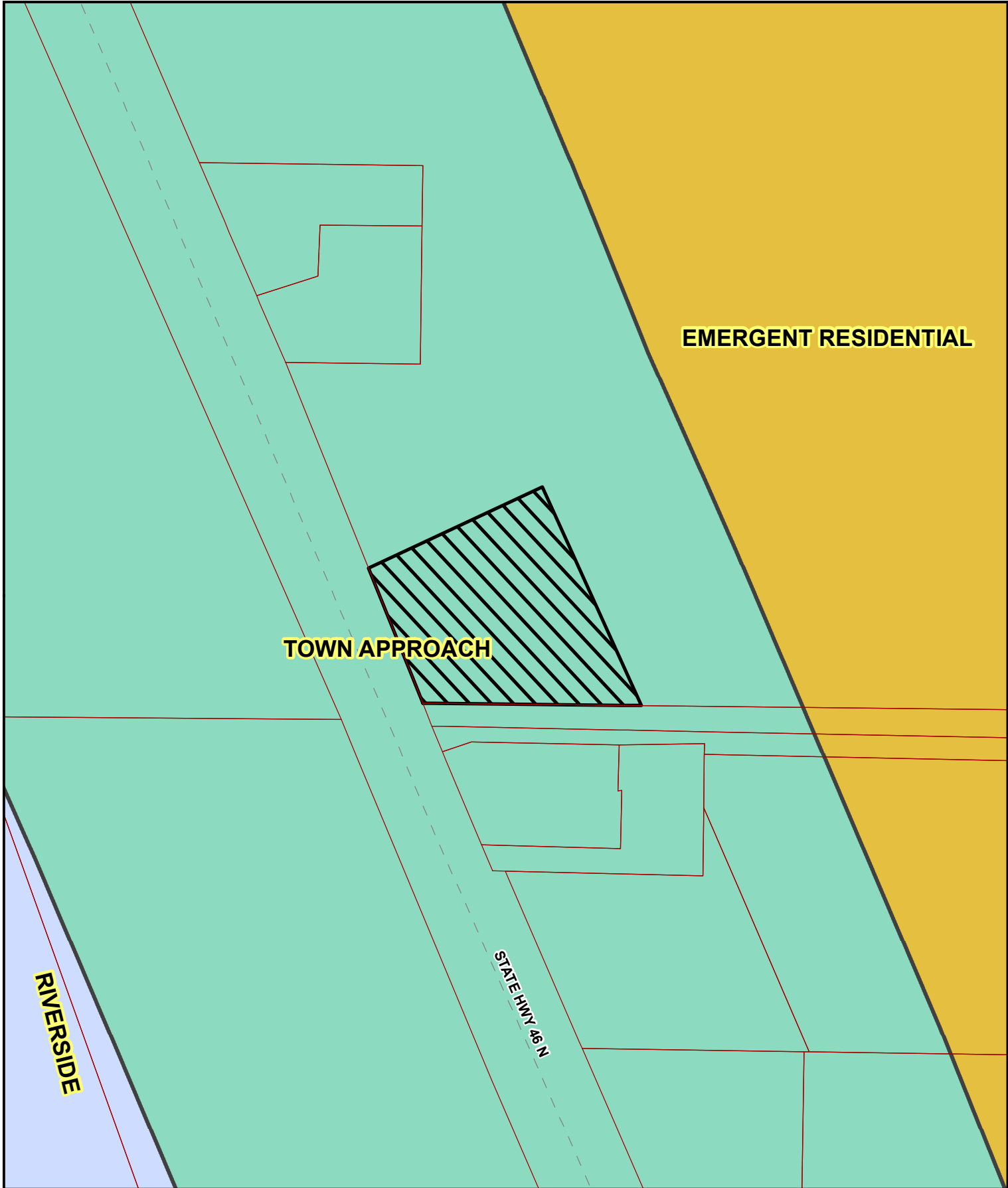




Ownership

Site Location

1 inch = 200 feet

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Ownership



Site Location

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