

**Applicant:**

Dye Development, Inc  
17174 Irongate Rail  
San Antonio, TX 78247

**Property Owner(s):**

Ricardo & Rita Ortega  
14911 FM 725  
Seguin, TX 78155

**Property Address/Location:**

14911 FM 725

**Legal Description:**

Abs: 29, Sur: A Mansola  
35.5280 acres, Property ID  
58281 (Plat Pending)

**Lot Size/Project Area:**

Lot – 12.144 acres

**Future Land Use Plan:**

Emergent Residential and  
Conservation

**Notifications:**

- Mailed: July 27, 2017
- Published: July 23, 2017

**Comments Received:**

None as of Aug 2, 2017

**Staff Review:**

Helena Schaefer  
Senior Planner  
July 5, 2017

**Attachments:**

- Location Map
- Zoning Map
- FLUP Map

**REQUEST:** A Zoning Change request from Agricultural-Ranch to Suburban-Residential and Commercial.

**ZONING AND LAND USE:**

	Zoning	Land Use
<b>Subject Property</b>	A-R	Business
<b>N of Property</b>	Out of CL	Residence
<b>S of Property</b>	A-R	Farmland
<b>E of Property</b>	Out of CL	Residences
<b>W of Property</b>	Out of CL	Farmland

**SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:**

The applicant is seeking a zoning change for a 12.144 acre out of 35.528 acre tract along FM 725, which is zoned Agricultural-Ranch. Given the comprehensive plan and the proposed uses and their respective road accessibility, staff is recommending the zoning change from A-R to S-R for the 13 lots along Naumann Rd and A-R to C for the 2 lots fronting FM 725.

**Planning Department Recommendation:**

<b>X</b>	Approve as submitted
	Approve with conditions or revisions as noted
	Alternative
	Denial

**CODE REQUIREMENTS:**

Agricultural –Ranch allows for one residential dwelling per lot, usually associated with agricultural or ranching activities. The zoning classification doesn't allow for commercial use. As well, the minimum lot size for A-R is 10 acre. In order to use the proposed 13 lots as residential, a request to Suburban Residential is required. For the two proposed lots fronting FM 725 for commercial use, a request to Commercial is required.

**SITE DESCRIPTION:**

The property was annexed in 2013 and zoned as pre-development. With the adoption of the UDC, the zoning classification of Pre development was removed and the property was rezoned in September 2015 as part of a City initiated zoning change request. The property is currently being used for a landscaping business. The area being requested for a zoning change is not being used for the business.

**COMPATIBILITY WITH SURROUNDING LAND USES & ZONING:**

The area where this property is located is not developed and/or in agricultural uses. There is an existing neighborhood to the east of Naumann Road, Placid Heights. The average lot size of Placid Heights is a half of an acre; Placid Heights is outside the city limits of Seguin. The proposed residential lots are 30,000 sq feet or just over a half of an acre, making these proposed lots comparable with the existing residential lot sizes.

**COMPREHENSIVE PLAN:**

The site is located in the Emergent Residential and Conservation districts. The Emergent Residential district is outside of the center city and residential use is predominant. Suburban Residential is an appropriate use for this district. Commercial is subject to review. However, as the area for the proposed commercial zoning change is fronting FM 725 (a major thoroughfare), commercial use should be considered. There is only a small area of the zoning change request in the Conservation district. Suburban Residential is subject to review in this district.

**HEALTH, SAFETY, AND GENERAL WELFARE:** (Protection & preservation of historical, cultural, and environmental areas.)  
It has not been determined that the site is of historical, cultural or environmental significance.

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

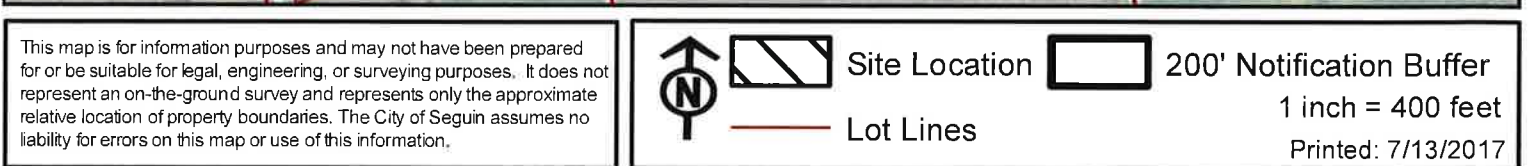
The portion of the property that is being requested for a zoning change to Suburban Residential fronts Naumann Rd, a county road. The portion of the property that is being requested for a zoning change to Commercial fronts FM 725, a TXDOT right-of-way. Driveway access will be granted by these entities, and not the City of Seguin.

**OTHER CONSIDERATIONS:**

All standards shall be adhered to the development of this property according to the zoning requirements as well as other standards (to include, but not limited to sidewalks, drainage, parkland dedication, and platting.)



**ZC 19-17: 14911 FM 725**



Printed: 7/13/2017



# ZONING MAP

MC 19-17: 14911 FM 725



A-R Agricultural Ranch

R-R Rural Residential

S-R Suburban Residential

R-1 Single Family Residential

ZL Zero Lot Lines

DP-1,2 Duplex

MF-1,2,3 Multi-Family

M-R Manufactured Residential

MHP Manufactured Home Park

NC Neighborhood Commercial

C Commercial

LI Light Industrial

I Industrial

P Public

PUD Planned Unit  
Development

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.



Site Location

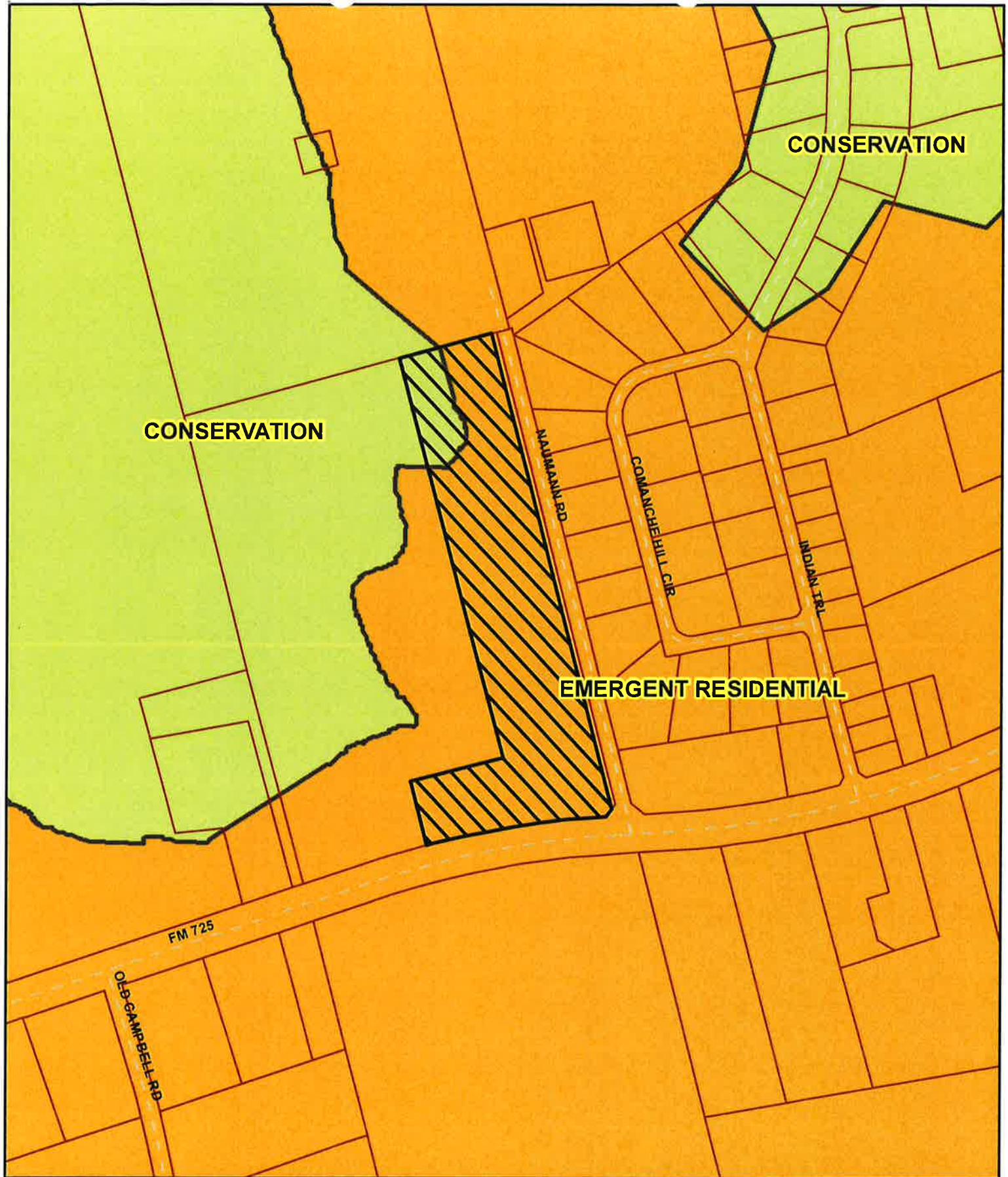


Lot Lines

1 inch = 400 feet

Printed: 7/13/2017





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Site Location



Lot Lines

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## PLANNING & CODES

### Planning and Zoning Commission Report ZC 19-17

A request for Zoning Change 19-17 was considered during a public hearing at the Planning & Zoning Commission meeting on August 8, 2017:

**ZONING CHANGE request from Agricultural-Ranch to Suburban Residential and Commercial for property located at 14944 FM 725.**

Helena Schaefer presented the staff report. She explained that the applicant is requesting that 3.1 acres along FM 724 be rezoned to commercial and 8.9 acres along Naumann Road to suburban residential. She gave a brief overview of the surrounding zoning designations. She pointed out that the properties located east of Naumann Road are approximately 0.5 acre tracts. The proposed residential lots are comparable at 0.6 acre lots. She pointed out that a minimum lot size for suburban residential is 20000 square feet. Ms. Schaefer noted that the area is located in the Emergent Residential and Conservation Districts and is compatible to the Future Land Use District due to the low density residential areas. The Commercial zoning is not identified as an appropriate use but given that FM 725 is a major thoroughfare and proposed commercial lots fronting FM 725 is an exception to the Future Land Use Plan. No comments were received. Staff recommended approval of the zoning change request from Agricultural Ranch to Suburban Residential for the 13 lots along Naumann Road and Agricultural Ranch to Commercial for the 2 lots fronting FM 725 corridor.

Public notifications were mailed to July 27, 2017 and published in the newspaper on July 23, 2017. No comments were received.

The Commission had no further questions. The regular meeting was then recessed and a public hearing was held.

There being no further response from the public the regular meeting reconvened for action.

After consideration of the staff report and all information given regarding Zoning Change 19-17, the Planning and Zoning Commission voted 7-0-0, to Recommend to City Council to Approve the Zoning Change request to Suburban Residential and Commercial.

**RECOMMENDATION TO APPROVE ZONING CHANGE TO SUBURBAN RESIDENTIAL AND COMMERCIAL—  
MOTION PASSED 7-0-0**

A handwritten signature in blue ink that reads "Francis Serna".

Francis Serna  
Planning Assistant

A handwritten signature in blue ink that appears to read "H. Schaefer".

ATTEST: Helena Schaefer  
Senior Planner