



PLANNING & CODES

ZC 22-17 Staff Report 200 Blk of FM 20 Zoning Change C and R-2

REQUEST:

A Zoning Change request from Commercial to Single-Family Residential 2

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	C and no zoning	Farmland
N of Property	C, A-R	Farmland
S of Property	A-R	Farmland
E of Property	No zoning – outside city limits	Farmland
W of Property	C	Farmland, associated residence

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant is seeking a zoning change for a 64-acre tract that is located in and outside of the City; the applicant will be seeking voluntary annexation for the 52.5 acres outside of the City. The 11.5 acres located within the City is zoned Commercial. Considering the lack of development and the future land use plan, staff recommends approval of the zoning change from Commercial to Single-Family Residential 2 and Single-Family Residential 2 for the proposed annexed portion.

Planning Department Recommendation:

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

Applicant:

KB Homes
4800 Fredericksburg Rd
San Antonio, TX 78229

Property Owner:

Moreno Construction Co, INC
PO Box 1301
Seguin, TX 78156

Property Address/Location:

200 Blk of FM 20

Legal Description:

Abs: 10 Sur: M Cherino;
64 acre tract
Prop. ID 52646

Lot Size/Project Area:

Approx. 115.4 acres

Future Land Use Plan:

Emergent Residential and
Community Node

Notifications:

Mailed Sept 1, 2017
Newspaper Aug 27, 2017

Comments Received:

Staff Review:

Helena Schaefer
Senior Planner

Attachments:

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

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

This property is currently zoned Commercial for the 11.5 acre tract that was annexed in 1999. It retains the original zoning from the annexation process. The 52.5 acres outside of the City has no associated zoning. The land is being used for agricultural uses.

CODE REQUIREMENTS:

To use the 64 acre tract as a residential development, a zoning change and voluntary annexation is necessary. Commercial zoning does not allow for new single-family residential dwelling. The applicant is seeking a change to R-2, which allows for a smaller front setback and curbside location of sidewalks.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

This property is located on the north side of FM 20 approximately 1000 feet from the intersection of State Hwy 123 N. This is an area of farmland on the east side of SH 123 N. There are few residential structures, and more residences as you travel east on FM 20. Those properties within the City are zoned as such – A-R for farmland, Commercial along SH 123 N, and R-1 for single-family residential properties. The proposed zoning change would be compatible with the zoning and the existing land use.

COMPREHENSIVE PLAN:

The property is in two future land use districts, Emergent Residential and Community Node. The majority of the 64 acres fall in the Emergent Residential district and single-family residential is an appropriate use. The southwest corner of the property falls into the Community Node district. The Community Node districts are found in an area where two major transportation corridors meet; in this case, it is the intersection of State Hwy 123 North and FM 20. These Community Nodes' suggested uses include commercial and higher density residential. Given that less than 6 acres falls into this district and the remainder in the Emergent Residential district, single-family residential use should be considered for this area.

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

TRAFFIC (STREET FRONTAGE & ACCESS):

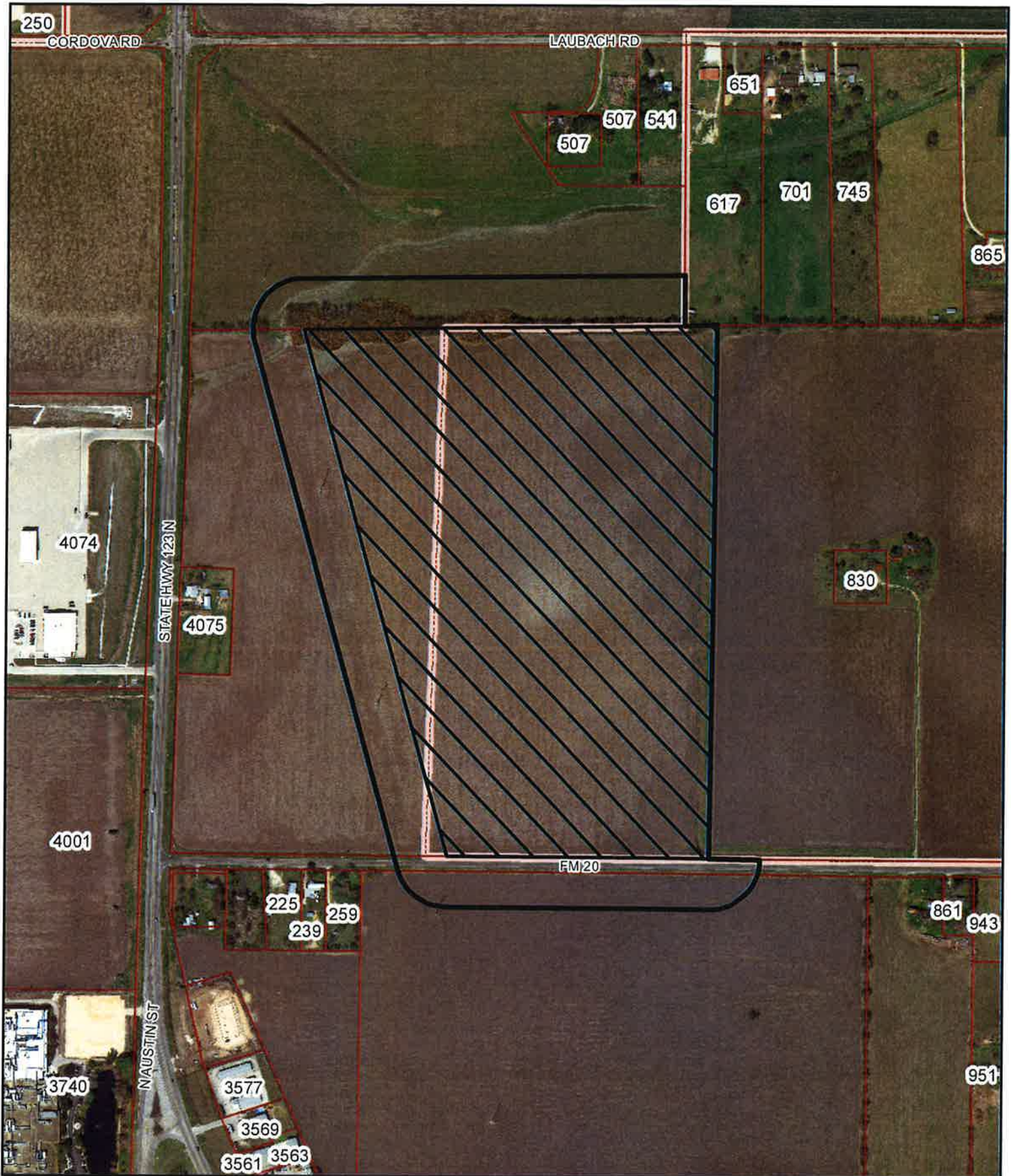
The property has frontage on FM 20 only. Access approval to FM 20 will be the responsibility of TxDOT. As the applicant is proposing 235 residential units, at least two access points will be required for the development.

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.)

LOCATION MAP

22-17: FM 20 - 64 Acres



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Site Location

200' Notification Buffer

Lot Lines

1 inch = 500 feet

Printed: 8/22/2017

Z 22-17: FM 20 - 64 Acres



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

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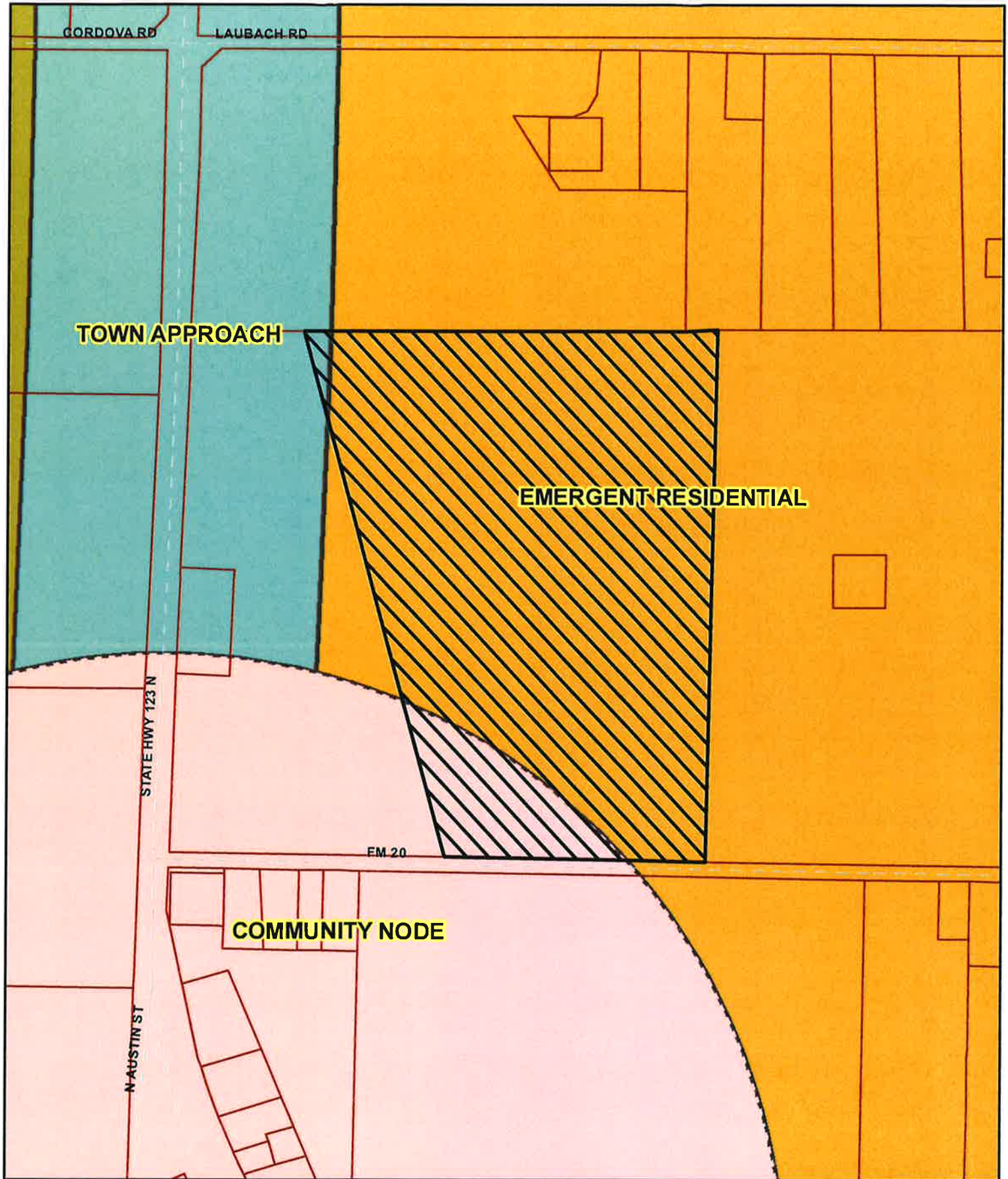
Site Location



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Site Location



Lot Lines

1 inch = 500 feet

Printed: 8/22/2017



PLANNING & CODES

Planning and Zoning Commission Report ZC 22-17

A request for Zoning Change 22-17 was considered during a public hearing at the Planning & Zoning Commission meeting on September 12, 2017:

ZONING CHANGE request for 11.5 acres from Commercial to Single Family Residential 2 for property located North of FM 20 and East of Hwy. 123.

Helena Schaefer presented the staff report. The 11.5 acre tract is zoned Commercial and was annexed in 1999. The 52.5 acres outside of the City has no associated zoning. The applicant has proposed to use the 64 acre tract as a residential development. A zoning change and voluntary annexation is necessary. Commercial zoning does not allow for new single-family residential dwelling. The applicant is seeking a change to R-2, which allows for a smaller front setback and curbside location of sidewalks. The property is located on the north side of FM20 and approximately 1000 feet from the intersection of SH 123. The property is compatible with the surrounding land uses and zoning. The property is located within two future land use district, Emergent Residential and Community Node. The 64 acres is in the Emergent District and 6 acres in the Community Node. Given that the 64 acres in the Emergent District which single-family residential is an appropriate use, a single family residence use should be considered for the area. The property has frontage on FM 20 only and approval of access to FM 20 will be the responsibility of TxDOT. The applicant is proposing 235 residential units and therefore at least two access points will be required for the development. All standards shall be adhered to the development of the property according to the zoning requirements as well as other standards. Considering the lack of development and future land use plan, staff recommends approval of the zoning change from Commercial to Single-Family Residential 2 and Single-Family Residential 2 for the proposed annexed portion.

Published notice was in the newspaper on August 27, 2017. Meeting notifications were mailed on September 1, 2017. No comments were received.

Mark Schendel, KB Homes and Brady Baggs, LJA Engineering stated they were representing the owners. They asked for the Commission's approval and advised that they were available to answer questions.

The Commission discussed width of the property and inquired of the type of homes that would be developed. Mr. Schendel stated that the homes would be single family homes similar to the KB Home Subdivision in New Braunfels, TX. Commissioner Engelke said he preferred large lots and inquired if larger lots were an option and if a second access was proposed. Mr. Schendel stated that KB Homes is not a custom builder. He stated that the property on Hwy 123 belongs to a different owner and they are not proposing a second access.

The regular meeting was then recessed and a public hearing was held.

Kyle Setliff, New Braunfels stated that the applicant built a nice KB Home subdivision in New Braunfels with good amenities. He said he supports the request.

Dee Carter, Superintendant for Navarro ISD, 6454 N. 123 stated that she was not in opposition to the request but is concerned when planning for the school. She said she has not been aware of new developments and would appreciate communication with staff. She requested that the schools be notified of new development so they can plan for the school growth. Ms. Carter requested agendas for future meetings.

Craig Pearson asked what would be the price points of the homes in the subdivision. Mr. Setliff stated that the homes would range from \$200 to \$250 thousand.

There being no additional responses from the public the regular meeting reconvened for action.

Published notice was in the newspaper on October 1, 2017. Meeting notices were mailed on October 4, 2017. No comments were received.

After consideration of the staff report and all information given regarding Zoning Change 22-17 Commissioner Engelke moved that the Planning and Zoning Commission recommend approval of the request to City Council. Commissioner Cuevas seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE ZONING CHANGE TO SINGLE FAMILY 2

MOTION PASSED 6-0-0



Francis Serna
Planning Assistant



ATTEST: Helena Schaefer
Senior Planner