



## **Planning and Zoning Commission Report ZC 22-21**

A request for Zoning Change 22-21 from Agricultural Ranch (A-R) to Commercial (C) for property located at FM 464 & IH 10 W Frontage Road, Property ID 53164 was considered during a public hearing at the Public and Virtual Planning & Zoning Commission meeting on October 12, 2021.

Chris Riggs presented the staff report and stated that the zoning request will be followed by a Specific Use Permit request. He explained that the applicant is requesting a zoning change to Commercial for an undeveloped 10.29-acre lot that is split zoned with Commercial and Agricultural Ranch. The applicant is requesting Commercial (C) zoning for the entire 10.29-acre tract

Mr. Riggs gave an overview of the surrounding properties and stated that commercial uses are compatible with the existing surrounding land uses. He added that the property meets the Unified Development Code's minimum lot size requirements. The property is in the Town Approach designation which allows commercial uses subject to review and commercial zoning is encouraged.

He stated that a zoning change to Commercial (C) for the entire tract would be compatible with the future and existing land uses along the IH 10 corridor. The property will front FM 464 and will also take access from FM 464. Currently, there is no access from IH 10.

Staff recommended approval of the Zoning Change from Commercial (C) and Agricultural Ranch (A-R) to Commercial (C) for the entire tract.

The Commission discussed the potential of a traffic light at FM 464 to assist with the increase of traffic.

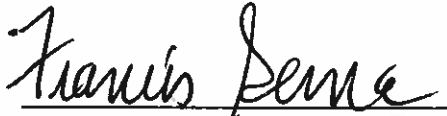
The regular meeting recessed, and a public hearing was held. There being no responses from the public the regular meeting reconvened for action.

After consideration of the staff report and all information given regarding Zoning Change (ZC 22-21), Commissioner Jeffers moved that the Planning and Zoning Commission recommended approval of the zoning change from Agricultural Ranch (A-R) to Commercial (C) property located at FM 464 and IH 10 W Frontage Road. Commissioner Lievens seconded the motion. The following vote was recorded:

**RECOMMENDATION TO APPROVE THE ZONING CHANGE TO COMMERCIAL (C).**

**MOTION PASSED**

**7-0-0**



Francis Serna, Planning Assistant



ATTEST: Chris Riggs, Assistant Director  
Planning & Codes



## PLANNING & CODES

**Applicant:**

Road Ranger, L.L.C.  
Marc Bourgault  
1501 Woodfield Rd St.300S  
Schaumburg, IL 60173

**Property Owner:**

Seguin Land Investments LP  
4185 Dallas Parkway St.1150  
Dallas, TX 75254

**Property Address/Location:**

2400 FM 464  
Seguin, Texas 78155

**Legal Description:**

ABS:11 SUR: JD Clements  
10.29 acres  
Property ID 53164

**Lot Size/Project Area:**

Approx. 10.29

**Future Land Use Plan:**

Town Approach

**Notifications:**

Mailed 9-30-2021  
Published 9-26-2021

**Comments Received:**

None

**Staff Review:**

Chris Riggs  
Assistant Director of  
Planning and Codes

**Attachments:**

- Location Map
- Zoning Map
- FLUP Map

## ZC 22-21 Staff Report SE Corner IH 10 and FM464 Zoning Designation to Commercial

**REQUESTS:**

A Zoning Designation request to Commercial (C) for a proposed commercial site.

**ZONING AND LAND USE:**

	Zoning	Land Use
<b>Subject Property</b>	Commercial and AR	Undeveloped
<b>N of Property</b>		IH 10 Corridor
<b>S of Property</b>	NC	Residential
<b>E of Property</b>	LI	Industrial
<b>W of Property</b>	Commercial	Undeveloped

**SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:**

The 10.29-acre property is split zoned Commercial and Ag Ranch. The applicant requests a zoning change from Ag Ranch to Commercial for the entire tract.

**Planning Department Recommendation:**

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

## **PLANNING DEPARTMENT ANALYSIS**

### **SITE DESCRIPTION**

The 10.29 acres is currently undeveloped and vacant. Currently there are no structures on the property.

### **CODE REQUIREMENTS:**

The applicant is requesting a change from A-R to Commercial. In considering zoning designations, staff evaluates the properties on the following criteria:

1. The proposed zoning should be consistent with the Comprehensive Plan and any community, neighborhood, or other applicable land use and development plans.
2. The proposed zoning should be compatible with existing and permitted use of surrounding properties.
3. The proposed zoning should not have an adverse impact on surrounding properties or the natural environment.
4. The proposed zoning should result in a logical and orderly development pattern.
5. The proposed zoning should take into consideration public health, safety, and welfare.

Once rezoned, any use permitted under approved zoning districts may be located at the site only after following the development processes (example: Site Plan Permit, Specific Use Permits, Limited Use Permits) as required by the Unified Development Code (UDC) and the approval of all required building permits.

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

Commercial uses are compatible with the existing surrounding land uses.

### **COMPREHENSIVE PLAN:**

The property is located in the Town Approach designation of the FLUP. Commercial zoning is permitted within the Town Approach, with some commercial uses subject to review. Complementary uses acceptable for this area can include commercial development along the frontage of major roadways. The proposed zoning change is consistent with the area.

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

The development of the property will be required to follow the City of Seguin's ordinances, which includes stormwater and drainage standards.

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

The property has frontage along FM 464 for access.



# LOCATION MAP

## ZC 22-21 FM 464 & IH-10 W Frontage Rd



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

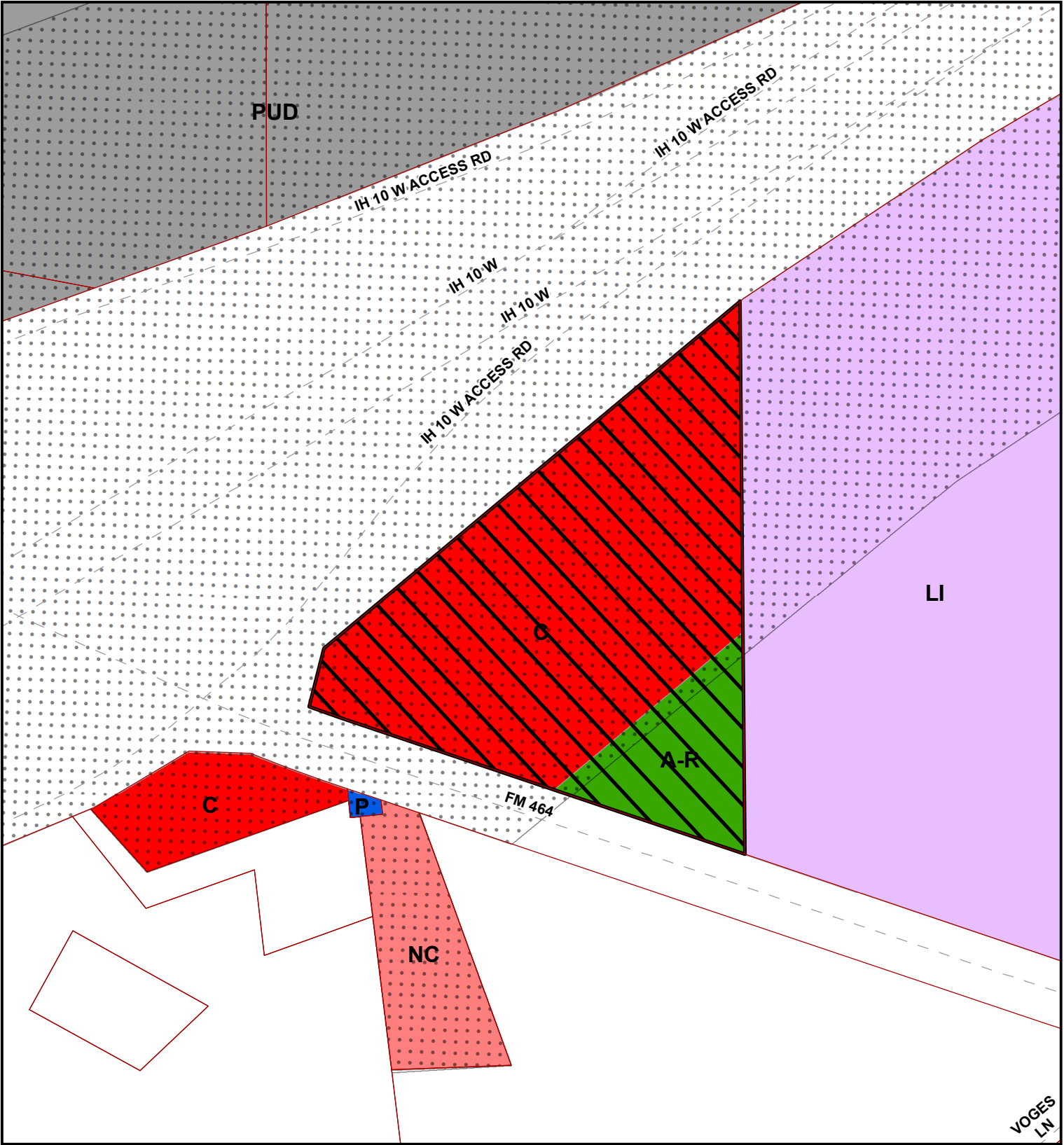
1 inch = 250 feet

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ZONING MAP

ZC 22-21 FM 464 & IH-10 W Frontage Rd



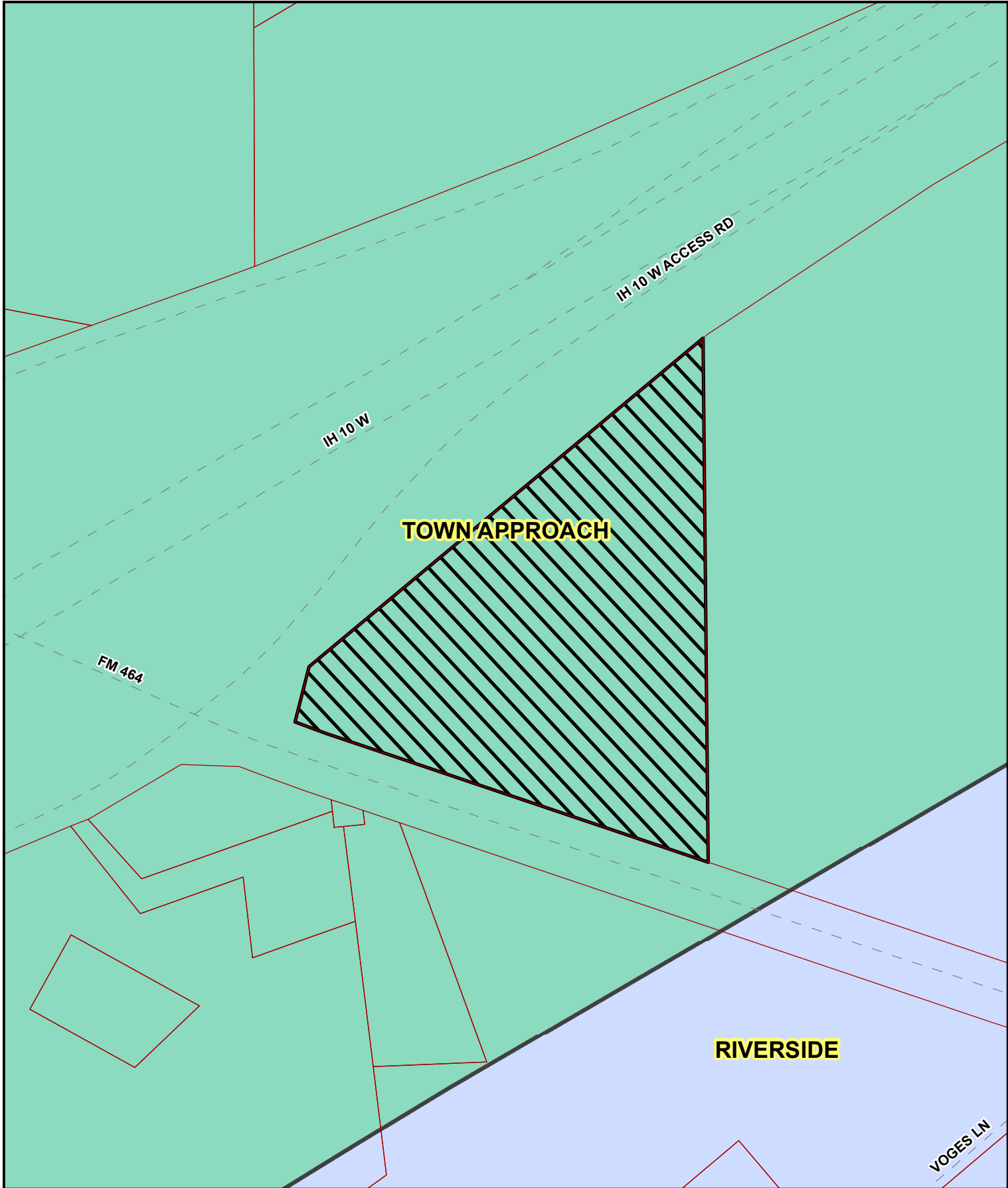
- |                             |                             |                          |                         |                          |
|-----------------------------|-----------------------------|--------------------------|-------------------------|--------------------------|
| Agricultural - 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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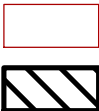
Ownership

Site Location

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Ownership  
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