



Planning and Zoning Commission Report ZC 30-21

A request for Zoning Designation 30-21 to Commercial (C) for property located at the NW corner of SH 46 N and Three Oaks Road, Property ID 153944, 153945, 153946 was considered during a public hearing at the Public and Virtual Planning & Zoning Commission meeting on November 9, 2021.

Chris Riggs, Assistant Director of Planning & Codes presented the staff report. He stated that the property owner is currently requesting voluntary annexation with the first reading at the November 2, 2021, City Council meeting and an expected effective date of December 17, 2021.

The 7.211-acre tract is used for agriculture with no existing structures. The area is an area of growth, including both residential and commercial uses. The proposed zoning designation is compatible with the existing uses in the surrounding area. The property is in the Town Approach designation of the Future Land Use Plan and Commercial zoning is preferred. The property will take access from SH 46.

Staff recommended approval of the request to Commercial.

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 Designation (ZC 30-21), Commissioner Lievens moved that the Planning and Zoning Commission recommended approval of the zoning designation from Commercial (C) for property located at the NW corner of SH 46 N and Three Oaks Road. Commissioner DePalermo seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE THE ZONING DESIGNATION TO COMMERCIAL (C)

**MOTION PASSED
9 -0-0**


Francis Serna, Planning Assistant


ATTEST: Chris Riggs, Assistant Director
Planning & Codes



PLANNING & CODES

Applicants:

KFW Engineers
Burt Wellmann
162 West Mill Street
New Braunfels, TX 78130

Property Owner:

Sac-N-Pac Stores Inc
Blair Warren
1910 B Centerpoint Rd
San Marcos, TX 78666

Property Address/Location:

State Hwy 46 @ Cordova Rd
PID(s) 153944, 153945,
153946

Legal Description:

Lots 2-4, Block 1 of River
Oaks Commercial

Lot Size/Project Area:

Approx. 7.211 Acres

Future Land Use Plan:

Riverside

Notifications:

Mailed October 28, 2021
Newspaper October 24,
2021

Comments Received:

None

Staff Review:

Chris Riggs
Assistant Director of
Planning and Codes

Attachments:

- Location Map
- Existing Zoning Map
- Future Land Use

ZC 30-21 Staff Report State Highway 46 @ Cordova Rd (Vol Annexation) Zoning Designation to Commercial

REQUESTS:

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

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	ETJ	Vacant
N of Property	Commercial	Vacant
S of Property	Commercial	Vacant
E of Property	State Hwy 46	
W of Property	R-1	Residential Subdivision

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The 7.211-acre property is located at State Hwy 46 and Cordova Rd. The property owner is currently requesting voluntary annexation with the first reading occurring at the November 2, 2021 City Council meeting and an expected effective date of December 17, 2021. The applicant is seeking a zoning designation of Commercial (C).

Based on the existing commercial uses along State Hwy 46, staff recommends approval.

Planning Department Recommendation:

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

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The 7.211 acres is currently used for agriculture. There are no existing structures

CODE REQUIREMENTS:

The initial zoning of a property following voluntary annexation is established as Agricultural Ranch unless the property owner or the City makes a specific request. In this case, the current property owner is requesting a zoning designation of Commercial (C).

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

This is an area of growth, including both residential and commercial uses. Given the existing uses of the surrounding area, the proposed zoning designation would be compatible.

COMPREHENSIVE PLAN:

The property is located in the Town Approach designation of the FLUP. Commercial zoning is preferred.

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

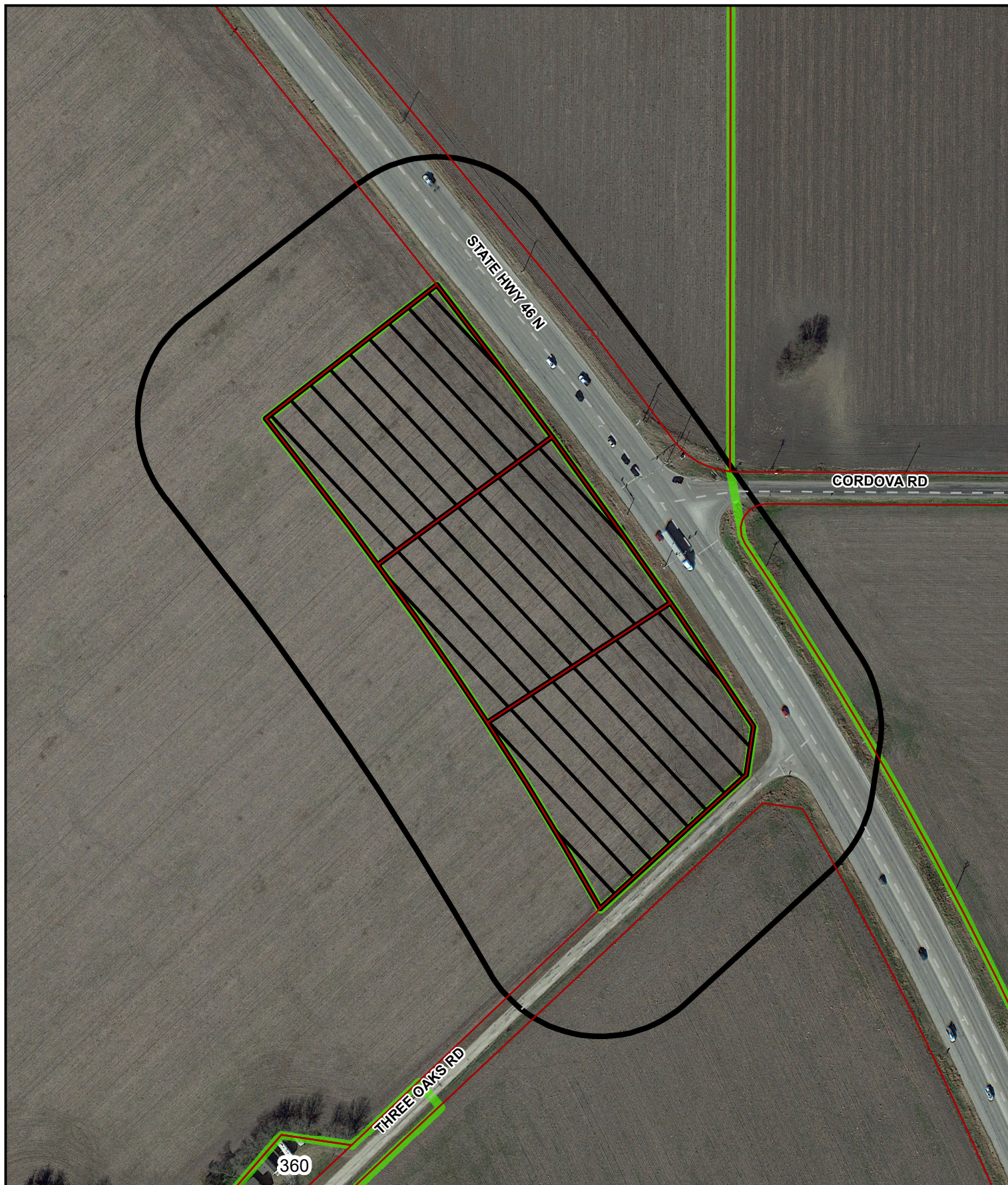
The development of the property will be required to follow the City of Seguin's ordinances, which includes stormwater and drainage standards.

TRAFFIC (STREET FRONTAGE & ACCESS):

The property will take access from State Hwy 46 .

LOCATION MAP

ZC 30-21 NW Corner of SH-46N & Three Oaks 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



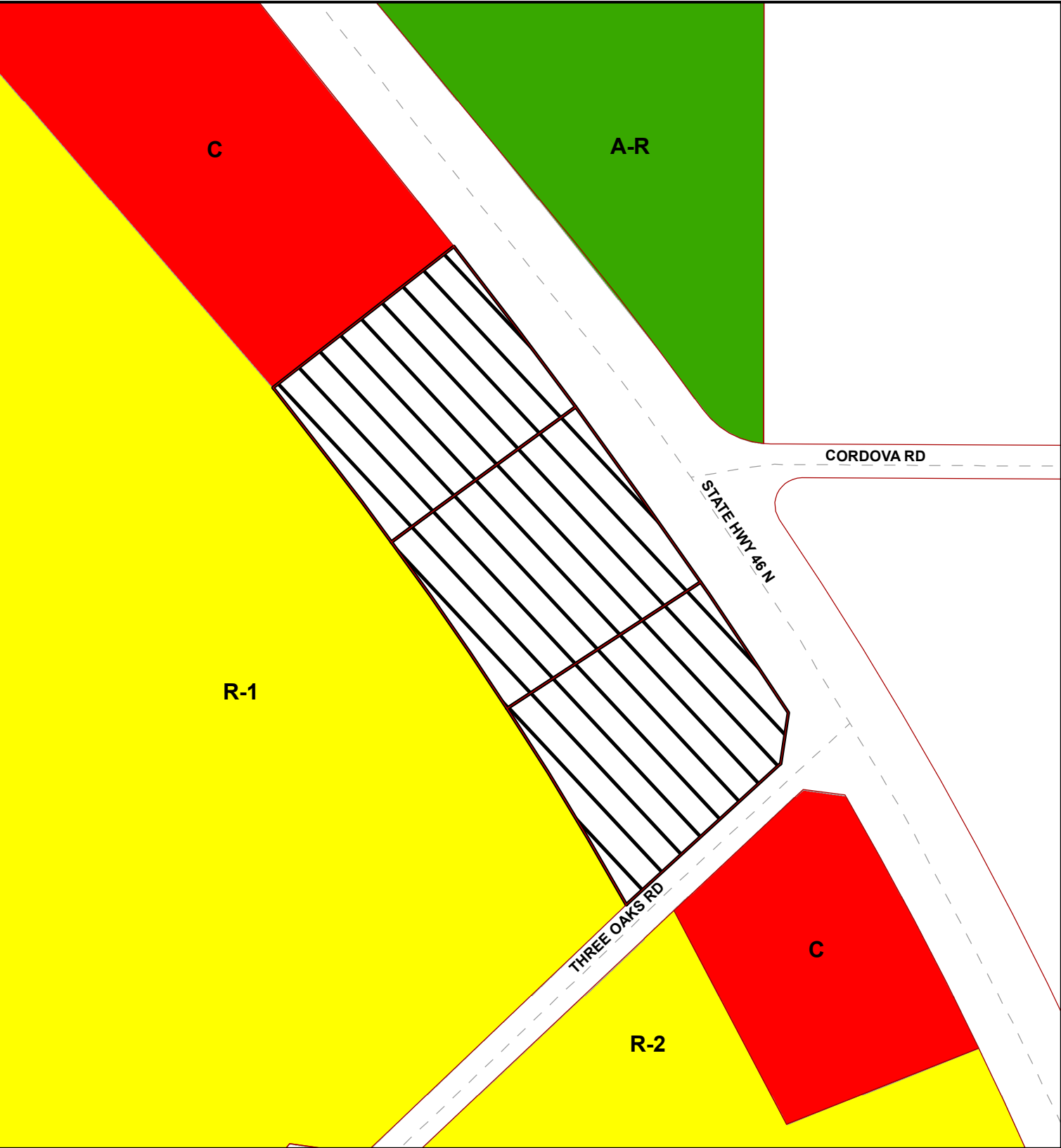
200' Notification Buffer

1 inch = 200 feet

Printed: 10/21/2021

ZONING MAP

ZC 30-21 NW Corner of SH-46N & Three Oaks 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

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.

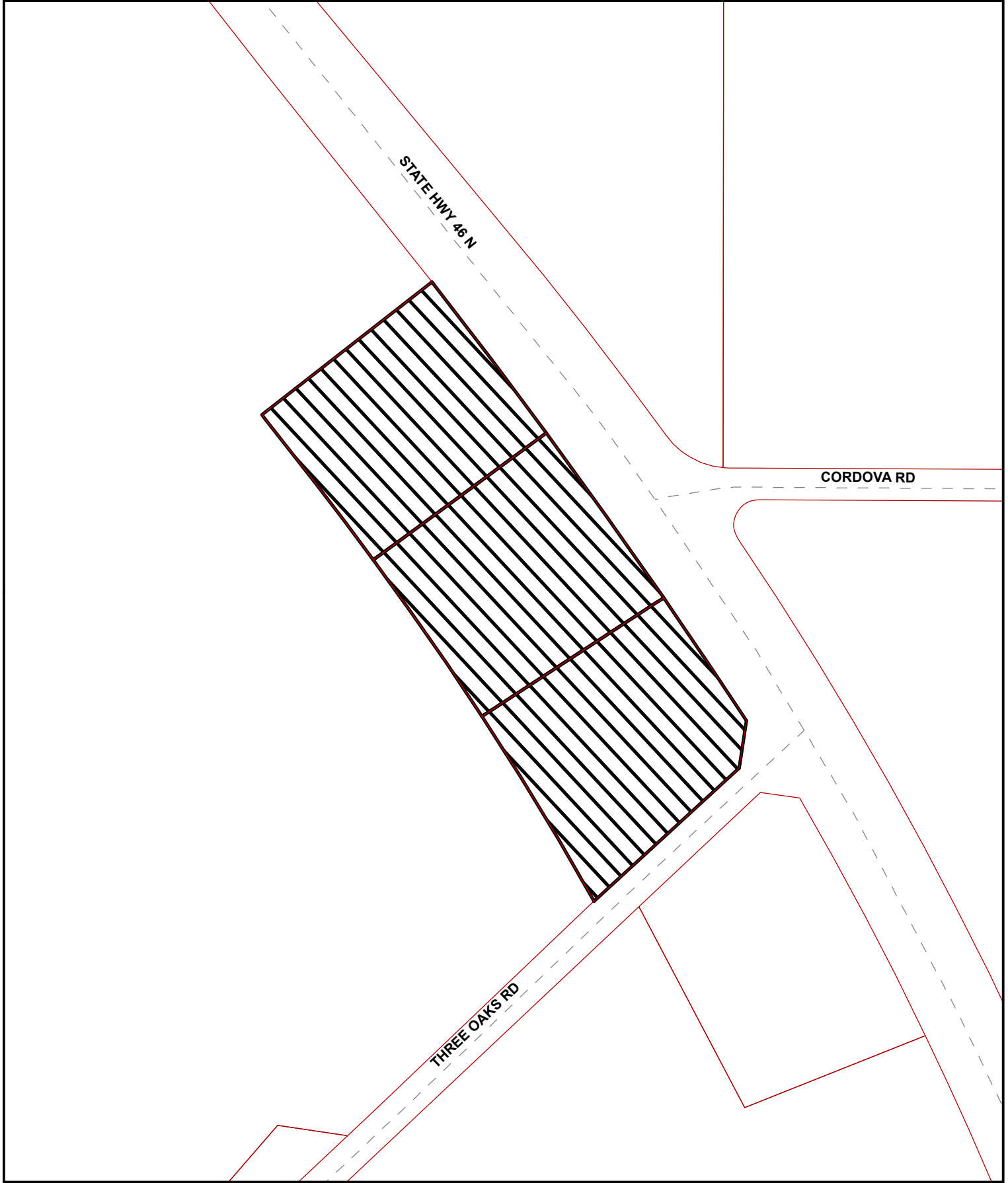
Ownership

Site Location

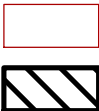
1 inch = 200 feet

Printed: 10/21/2021

FUTURE LAND USE MAP ZC 30-21 NW Corner of SH-46N & Three Oaks 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.



Ownership
Site Location

1 inch = 200 feet
Printed: 10/21/2021