



## **Planning and Zoning Commission Report ZC 05-15 and ZC 06-15**

The following requests were considered during a public hearing at the Planning & Zoning Commission meeting on April 14, 2015:

**ZONING CHANGE request from Light Industrial to Industrial for the property located at the 900 Block of E. Seideman, approx. 2.4400 acres, Property ID 41327 (ZC 05-15)**

**ZONING CHANGE request from Light Industrial to Industrial for the property located at the 900 Block of E. Seideman, approx. 3.2020 acres, Property ID 41321 (ZC 06-15)**

Helena Schaefer presented the staff reports. The applicant is proposing to rezone the properties just west of the existing warehouse for outdoor storage in conjunction with a recycling facility. Notifications were mailed on April 3, 2015 and published on March 29, 2015 with one call from a property owner who was neither in favor or opposed to the request. Staff is recommending approval of the Zoning Change from Light Industrial to Industrial. Staff finds this request to be compatible with the existing uses, the intent of the platted area, and the use of the warehouse as a buffer to the residents to the east across North King. The applicant would need to meet screening and buffer requirements for an Industrial zoned property. Non-residential properties must provide a visual landscape buffer between it and the adjacent ROW. It was also noted that all standards should be adhered to with the development of this property.

The warehouse and activity were discussed. Staff informed the Commission that outdoor activity is strictly storage. All other activity will occur indoors and is permitted in a Light Industrial area.

Robert Raetzsch and David Sahl, applicants were present to answer questions. Employees, noise, pollution, and product were discussed. Truck traffic was discussed in more detail. The Commission was informed of the process for receiving and storing materials. Screening questions were addressed.

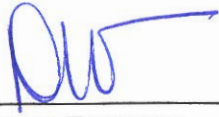
There being no further questions for the applicant the regular meeting was recessed and a public hearing was held. There being no response from the public the regular meeting reconvened for action.

After consideration of the staff report and all information given regarding Zoning Change 05-15, the Planning and Zoning Commission voted 7-0-1, to Recommend to City Council to Approve the Zoning Change request to Industrial.

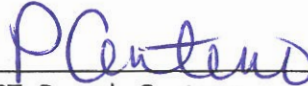
**RECOMMENDATION TO APPROVE ZONING CHANGE TO INDUSTRIAL—  
MOTION PASSED 7-0-1**

Following the vote for Zoning Change 05-15, the Commission voted on Zoning Change 06-15. The Planning and Zoning Commission voted 7-0-1, to Recommend to City Council to Approve the Zoning Change request to Industrial.

**RECOMMENDATION TO APPROVE ZONING CHANGE TO INDUSTRIAL—  
MOTION PASSED 7-0-1**



\_\_\_\_\_  
Dora Toungate  
Planning Assistant



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ATTEST: Pamela Centeno  
Director of Planning/Codes



# City of Seguin

Planning/Codes Department  
Staff Report

**ZC 06-15**  
**1600 N. King St.**  
**Property ID 41321**  
**Zoning Change**

**Applicant:**

Robert Raetzsch  
202 N. Camp  
Seguin, TX 78155

**Property Owner(s):**

EC Ventures LTD  
14402 Blanco Rd. #300  
San Antonio, TX 78216

**Property Address/Location:**

1600 N. King St.  
(Property ID 41321)

**Legal Description:**

Lot: 12 & 13 Blk: 13, Seguin  
Indust & Dev FNDTN,  
Property ID 41321

**Lot Size/Project Area:**

Lot – approx. 3.2020 acres

**Future Land Use Plan:**

Central Township

**Notifications:**

- Mailed: April 3, 2015
- Published: March 29, 2015

**Comments Received:**

None to Date

**Staff Review:**

Helena Schaefer  
GIS Analyst

**Attachments:**

- Location Map
- Zoning Map
- FLUP Map

**REQUEST:** A Zoning Change request from Light Industrial to Industrial.

**ZONING AND LAND USE:**

	Zoning	Land Use
<b>Subject Property</b>	LI	Vacant
<b>N of Property</b>	LI	Vacant Land
<b>S of Property</b>	P/PD	Vacant Land/Seguin ISD Bus Depot.
<b>E of Property</b>	LI	Vacant Land/Warehouse
<b>W of Property</b>	LI	Vacant Land

**SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:**

The applicant is proposing to rezone the 3.202 acres approximately 300 feet from the existing building located at 1600 N King St. This request is very similar to the zoning change request ZC 05-15. The applicant wants to operate a recycling center with outdoor storage.

**Planning Department Recommendation:**

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

**CODE REQUIREMENTS:**

In order to operate a recycling center with outdoor activities, a rezoning is required for the property from Light Industrial to Industrial. According to the UDC, a recycling center (outside) is “ a collection operation for reusable materials including, but not limited to, aluminum cans, glass bottles, and office paper goods; which are broken, separated and/or compressed and may be stored within shipping containers and/or transportation vehicles on site.”

**SITE DESCRIPTION:**

The site is a vacant lot that is two lots over from the existing 15000 square foot building that the applicant wants to use for the recycling aspect of the facility. As stated above, the applicant is seeking the same rezoning request for the lot that is situated between this property and the lot with the building.

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

This site is situated on the north side of E Seideman St, an area that has remained undeveloped and retains the original zoning district from the 1989 zoning of the entire city. Unlike the lot next to it, this lot is farther removed from the residential area to the east of the building; it is approximately 490 feet from the eastern property line to the property line of the nearest house (1537 Sycamore St). The Seguin ISD Bus Depot is located across the street and the vacant lot next to the depot has been mentioned as a possible warehouse site for the school district. Additionally, the close proximity of other industrial uses would make this recycling operation compatible with the area.

**COMPREHENSIVE PLAN:**

The site is located in the Central Township District of the Future Land Use Plan. The intent of this district is to enhance quality of residential developments and maintain a high density of single family residential structures. Although industrial activities are not an appropriate use within this district, the surrounding uses are compatible with this rezoning request. This property, along with the surrounding 25+ acres retains the original zoning; these properties were platted with industrial uses in mind, as right-of-ways of potential railroad spurs are noted on the subdivision.

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

The applicant has not identified any health, safety, or environmental concern for this property.

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

This property is accessible from E Seideman St.

**PARKING:**

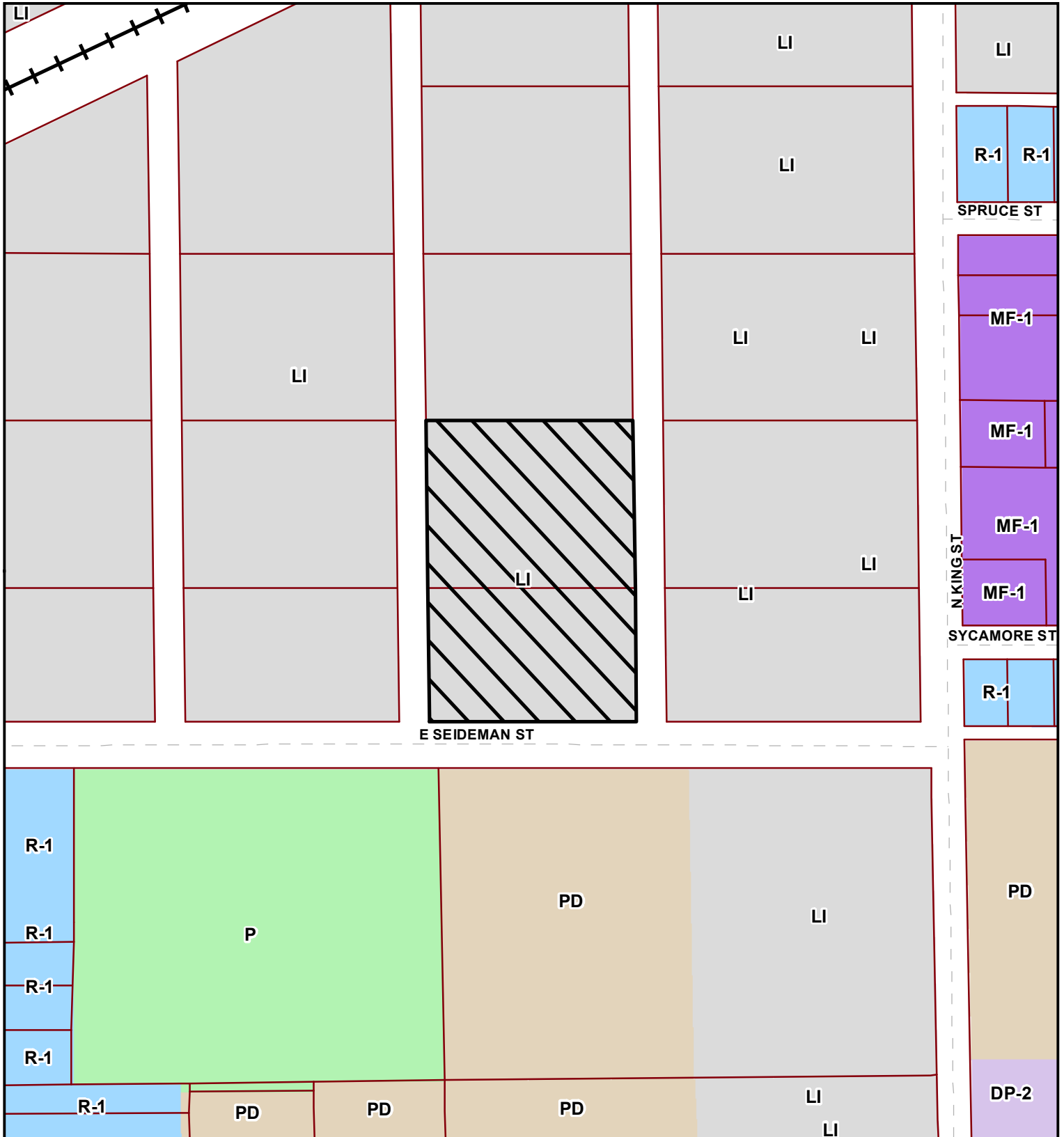
Parking for this activity would require one (1) space for each one and ½ employees in the maximum work shift.

**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 drainage, site plan review, and building codes).

# ZONING MAP

# ZC 06-15: 900 Blk of E Seideman St - Prop 41321



O-P Office Professional	R-1 Single-Family Residential	MHP Manufactured Home Park	PD Pre-Development
R Retail	ZL Zero Lot Line	MHS Manufactured Home Subdivision	M Mixed Use
C Commercial	MF-1, MF-2, MF-3 Multi-Family	M-R Manufactured Home and Residential	PUD Planned Unit Development
P Public	DP-1, DP-2 Duplex	A-R Agricultural Ranch	LI Light Industrial
			I Industrial

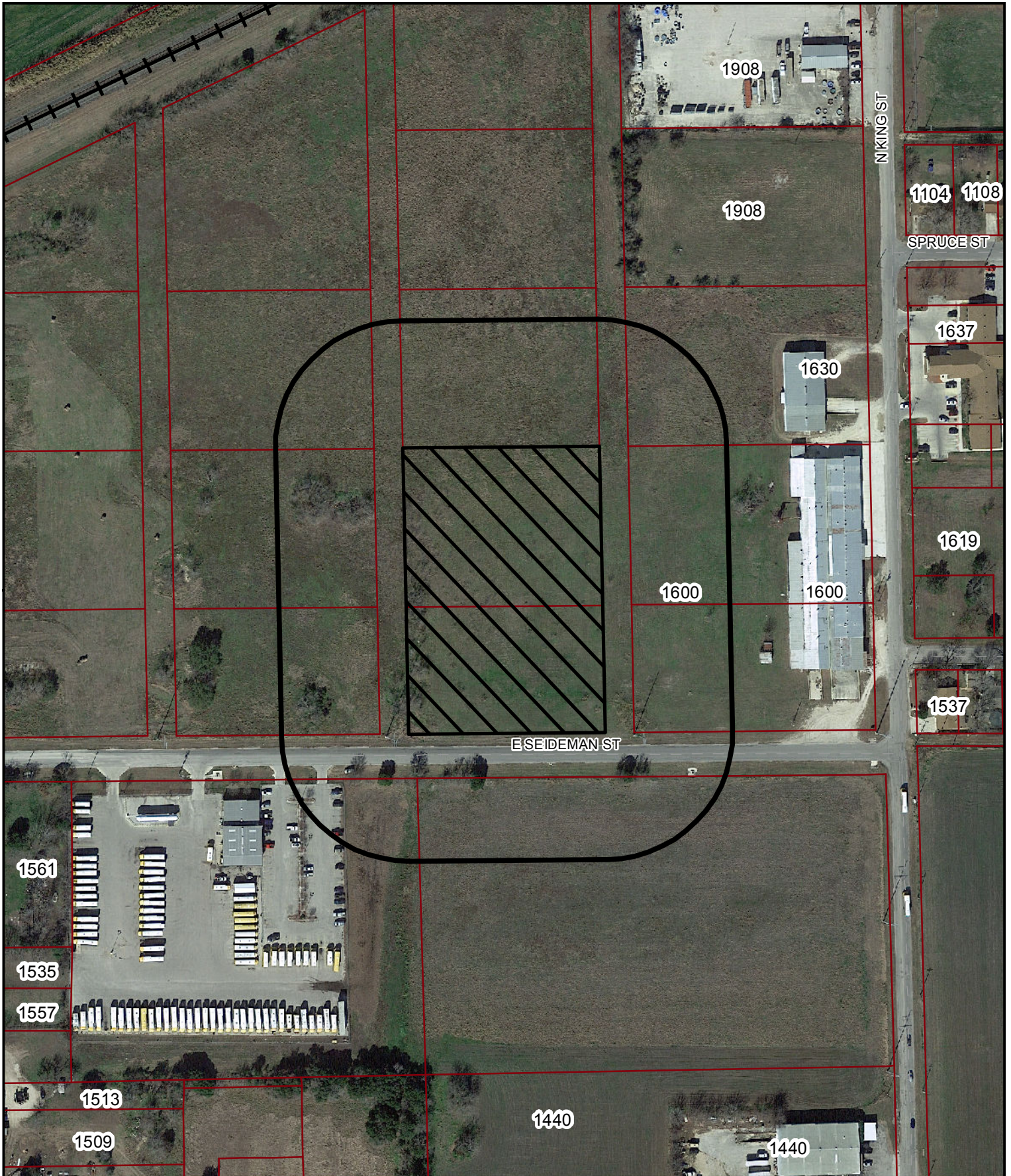
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Site Location

1 inch = 200 feet

Lot Lines

Printed: 3/16/2015



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Site Location



200' Notification Buffer

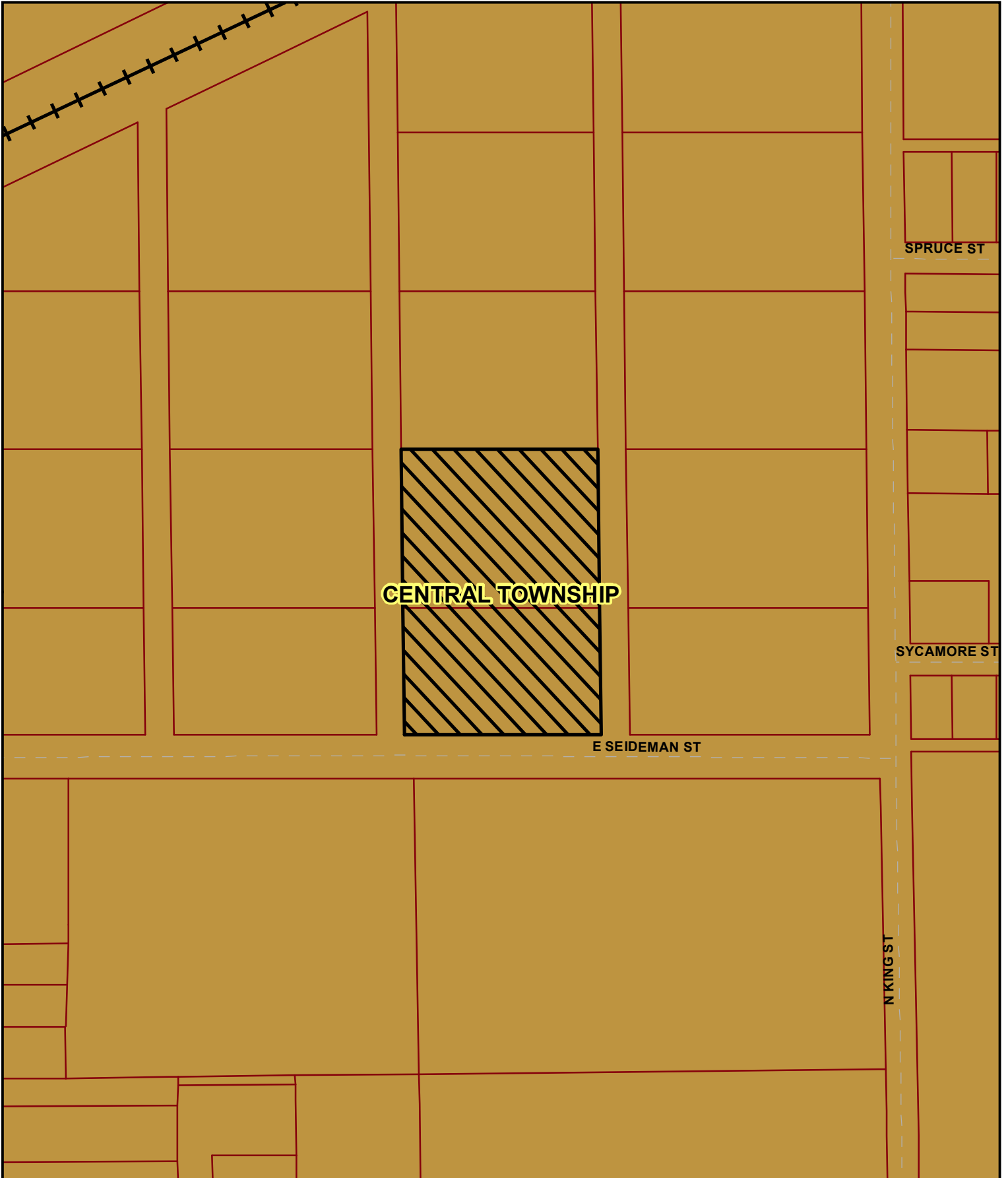


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# FUTURE LAND USE MAP ZC 06-15: 900 Blk of E Seideman St - Prop 41321



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Site Location



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