



## PLANNING & CODES

### Planning and Zoning Commission Report ZC 01-19

A request for Zoning Change 01-19 was considered during a public hearing at the Planning & Zoning Commission meeting on February 12, 2019:

A Zoning Change from Light Industrial (LI) to Industrial (I) on a request for property located at 2050 Eighth Street, Property ID 114374.

Ismael Segovia presented the staff report. He stated that the property is located within the IH-10 Corridor Overlay District that places additional development requirements on the property. The applicant is required to comply with Section 3.3 of the UDC. He explained that the standards include items such as the use of certain building materials, limitations on outdoor displays and limitations to outdoor storage. The request is compatible with surrounding land use and zoning in the area. Mr. Segovia explained with the updated codes in the UDC since the adoption of the Comprehensive Plan, industrial developments require more landscaping and screening from previous zoning regulations to ensure that new development standards will help minimize any effects on adjacent properties. Staff recommended approval of the zoning change request from Light Industrial to Industrial.

Josh Schneuker, Director of Economic Development for the City of Seguin and Executive Director for the Seguin Economic Development Corporation explained that they have been working with prospects whose use would fall within the Industrial Zoning District. He explained that with the nature of the projects that they deal with, time is of the essence. Mr. Schneuker added that they are willing to assist in any way to expedite the process.

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

After consideration of the staff report and all information given regarding the ZC 01-19, Commissioner DePalmero moved that the Planning and Zoning Commission approve the zoning change from Light Industrial to Industrial. Commissioner Lievens seconded the motion. The following vote was recorded:

#### **RECOMMENDATION TO APPROVE ZONING CHANGE TO INDUSTRIAL (I).**

**MOTION PASSED**

**6 -0-0**

  
Francis Serna, Planning Assistant

  
ATTEST: Ismael Segovia, Assistant Director of Planning & Codes



**PLANNING & CODES**

**Applicant:**

Seguin Economic  
Development Corporation  
205 N. River St.  
Seguin, TX 78155

**Property Owner:**

Seguin Economic  
Development Corporation  
205 N. River St.  
Seguin, TX 78155

**Property Address/Location:**

2050 Eighth Street  
Seguin, TX 78155

**Legal Description:**

Rio Nogales Unit #1, Lot 1  
50.00 ACS

**Lot Size/Project Area:**

Approx. 50 acres

**Future Land Use Plan:**

Town Corridor/Central  
Township

**Notifications:**

Mailed: Jan. 31, 2019  
Newspaper: Jan. 31, 2019

**Comments Received:**

**Staff Review:**

Ismael Segovia  
Asst. Dir. Planning & Codes

**Attachments:**

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

**REQUEST:**

A Zoning Change request from Light Industrial to Industrial.

**ZONING AND LAND USE:**

	Zoning	Land Use
<b>Subject Property</b>	LI / IH-10 Corridor Overlay District	Vacant land
<b>N of Property</b>	I & C	Vacant land
<b>S of Property</b>	LI	Niagara Bottling Company
<b>E of Property</b>	I & LI	Power Plant / Vacant land
<b>W of Property</b>	P	Vacant land

**SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:**

The applicant is seeking a zoning change for a fifty (50) acre tract along at 2050 Eighth Street. Considering the surrounding zoning districts and land uses the requested Industrial zoning district is compatible and staff recommends approval of the zoning change from Light Industrial to Industrial.

**Planning Department Recommendation:**

<input checked="" type="checkbox"/>	Approve as submitted
<input type="checkbox"/>	Approve with conditions or revisions as noted
<input type="checkbox"/>	Alternative
<input type="checkbox"/>	Denial

## **PLANNING DEPARTMENT ANALYSIS**

### **SITE DESCRIPTION**

This property is currently zoned Light Industrial. The fifty (50) acre tract is undeveloped.

### **CODE REQUIREMENTS:**

The Industrial zoning district is intended primarily for the conduct of heavy manufacturing, assembling and fabrication activities that do not typically depend upon frequent customer or client visits. Such uses generally require accessibility to major thoroughfares, major highways, and/or other means of transportation such as the railroad.

The northern portion of the subject property is located within the IH-10 Corridor Overlay District that places additional development requirements on the property. The Unified Development Code (UDC) under Chapter 3, Section 3.3 lays out development standards for projects proposed within the Overlay Districts. These standards include items such as the use of certain building materials, limitations on outdoor displays and limitations on outdoor storage.

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

This property is located on the south side of the IH-10 corridor. The existing land is undeveloped. There are some existing industrial and light industrial developments on nearby properties. These uses include a power plant and the Niagara Water Bottling facility. Given the existing land uses and the current zoning districts, proposed zoning change would be compatible.

### **COMPREHENSIVE PLAN:**

The property is within the Central Township district and the Town Corridor districts. Industrial is not typically an appropriate use within the Central Township district. With the approval of zoning change requests Industrial would be a suitable alternative for the following reasons. With the updated codes in the UDC since the adoption of the Comprehensive Plan, industrial developments require more landscaping and screening than previous zoning regulations. This ensures that new development standards will help minimize any effects on adjacent properties. The area has also been developing with the placement of light industrial/industrial uses such as the Niagara Water Bottling facility and the nearby power plant.

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

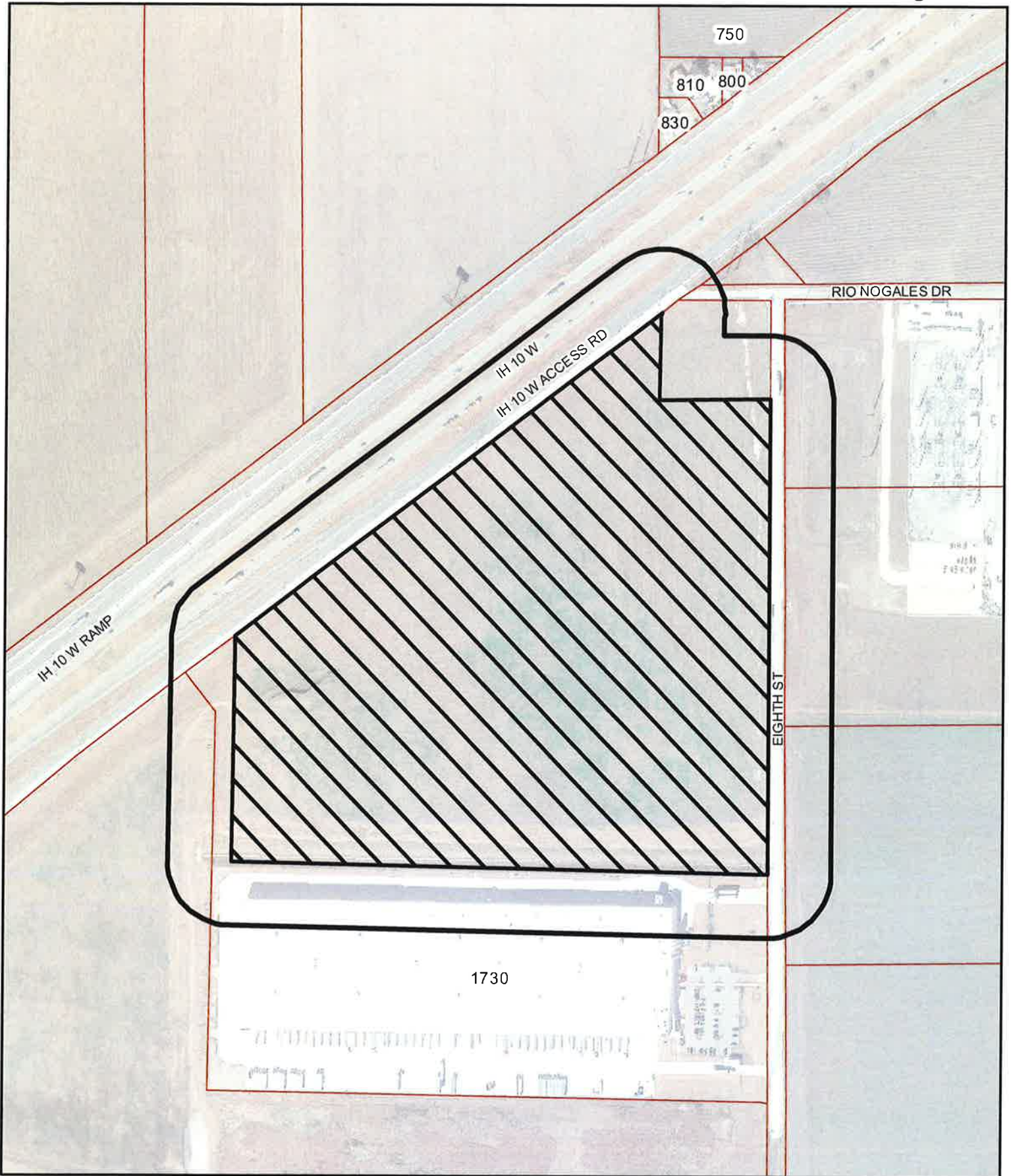
No health, safety or environmental issues have been identified for these properties.

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

The property has frontage on Eighth Street and the IH-10 access road. Driveway access will go through the City of Seguin for approval. If access is proposed to be gained from the IH-10 access road, applicant will need to coordinate with TxDOT for approval.

### **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 site plan review.)



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Site Location

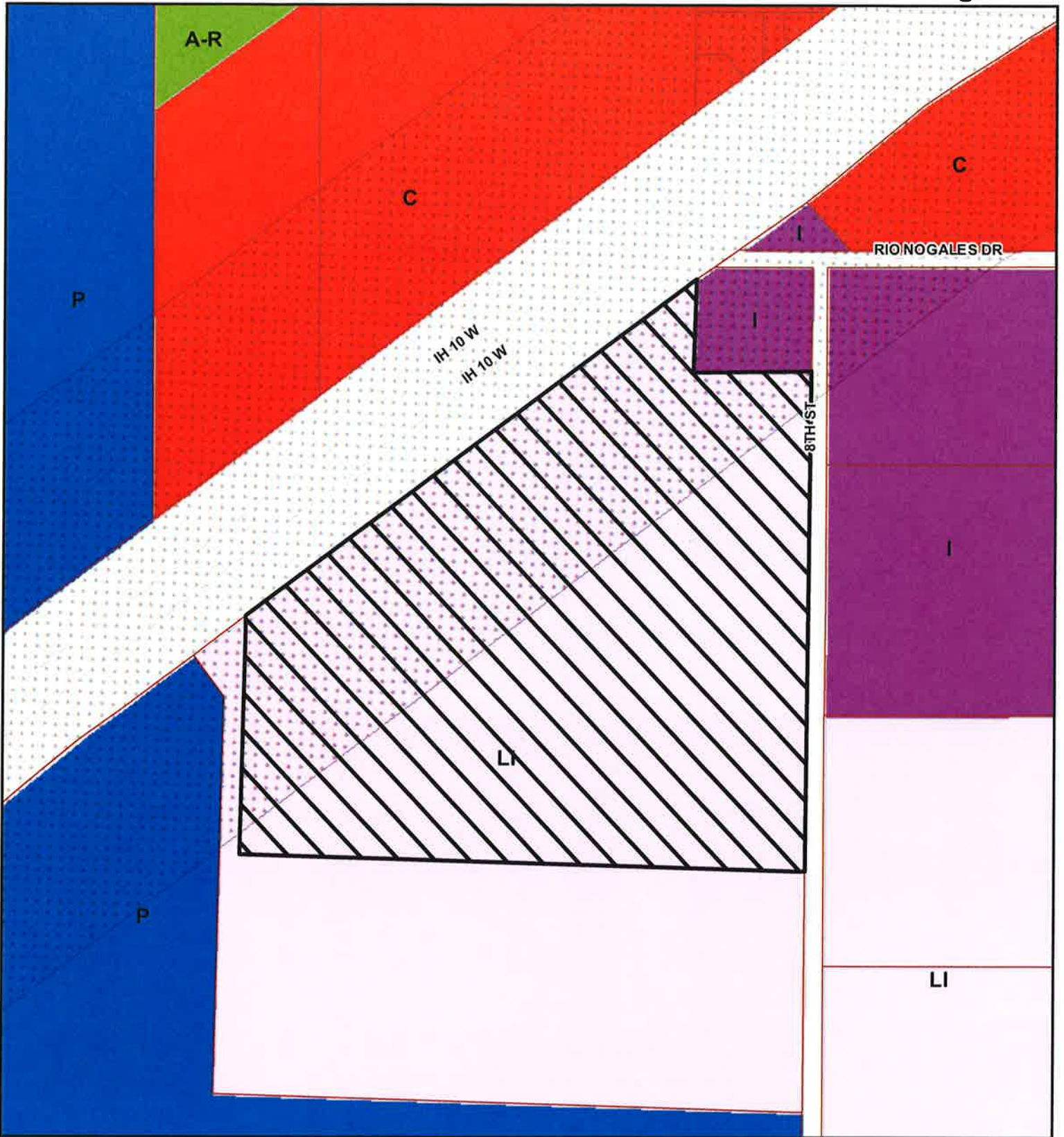


200' Notification Buffer

Lot Lines

1 inch = 400 feet

Printed: 1/11/2019



- |                               |                              |                            |                              |
|-------------------------------|------------------------------|----------------------------|------------------------------|
| A-R Agricultural Ranch        | ZL Zero Lot Lines            | MHP Manufactured Home Park | I Industrial                 |
| R-R Rural Residential         | DP-1,2 Duplex                | NC Neighborhood Commercial | P Public                     |
| S-R Suburban Residential      | MF-1,2,3 Multi-Family        | C Commercial               | PUD Planned Unit Development |
| R-1 Single Family Residential | M-R Manufactured Residential | LI Light Industrial        |                              |

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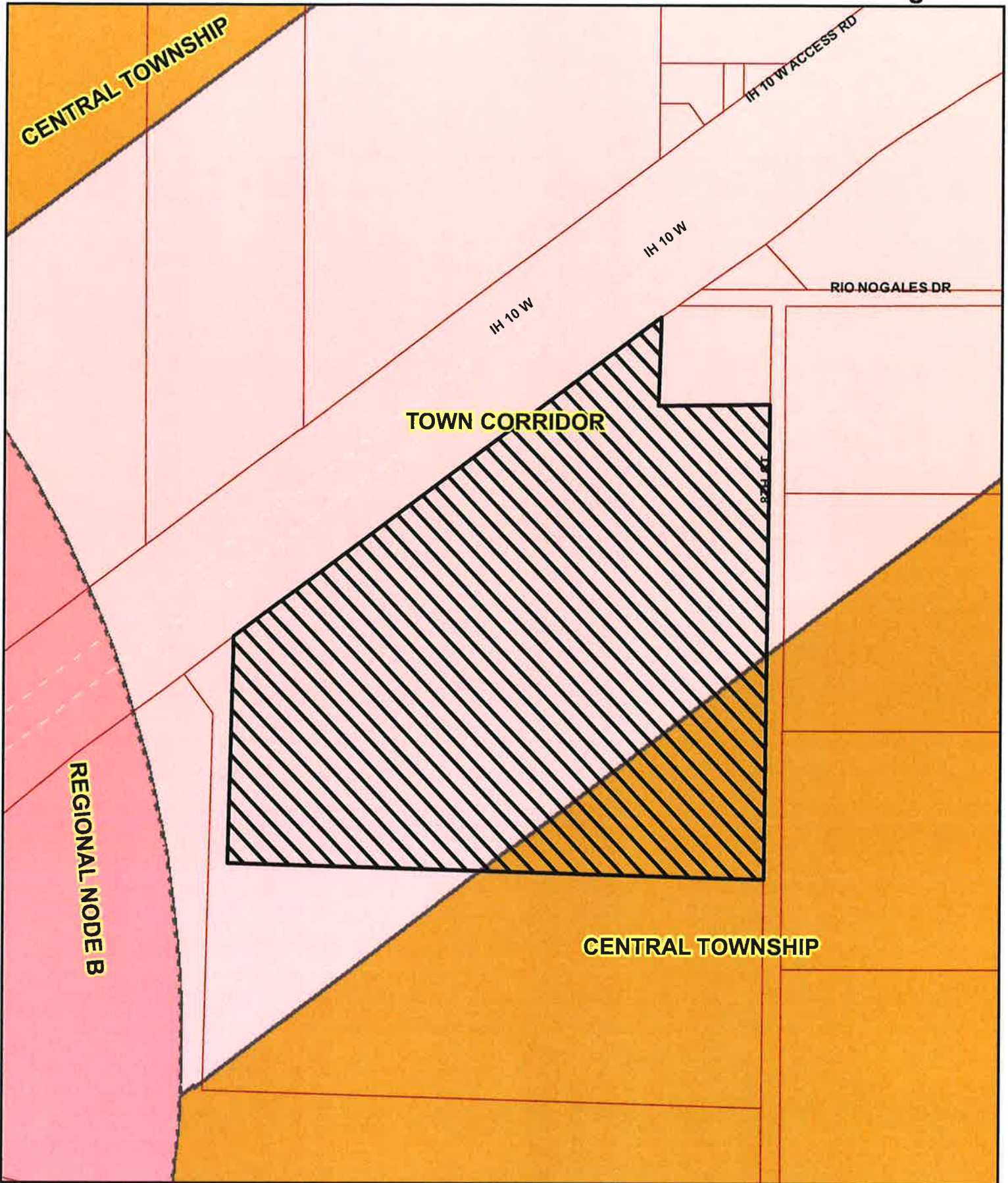
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