



Planning and Zoning Commission Report ZC 06-20

A request for Zoning Change 06-20 was considered during a public hearing at the Virtual Planning & Zoning Commission meeting on April 14, 2020:

A Zoning Change from Industrial (I) to Commercial (C) on a request for a portion of a .573-acre tract located east of 1711N. Austin Street, Property ID 22487.

Ismael Segovia presented the staff report. He explained that the zoning change request from Industrial to Commercial request is for property located east of 1711 N. Austin Street. The applicant is proposing to use the site for a distillery. As per the UDC Chapter 3, Section 3.4.3, the proposed land use of a distillery will require the approval of a Specific Use Permit. The applicant has submitted for a SUP (SUP 03-20) that will be heard following the zoning requests. Mr. Segovia stated that the surrounding properties provide a variety of land uses from zero-lot line single-family residential, neighborhood commercial, and industrial. The zero-lot line single-family residential lot to the south and the industrial lot located to the north and east are vacant and undeveloped. The neighborhood commercial lot to the west houses a City fire station that is no longer in use and is being purchased by the applicant. The proposed placement of a commercial zoning district at the subject property would be compatible with the surrounding land uses as it would offer a range of supportive commercial uses to the nearby residential developments as well as provide additional commercial activity to N. Austin Street which is a major transportation corridor to and from downtown Seguin. The addition of the commercial zoning district will also create a buffer between the Zero Lot Line single-family zoning district and the Industrial zoning district. The property is located within the Central Township District. The intent of the district is to enhance quality of residential developments. The proposed land use of a distillery is consistent with the Future Land Use Plan as the proposed development will serve as a place of employment for residents in the surrounding community as well as a place of entertainment. The property has frontage to a proposed unnamed City street along the southern boundary. Access will need to be coordinated with the City of Seguin as this proposed public street will be maintained by the City once constructed. Staff recommended approval of the zoning change to Commercial (C).

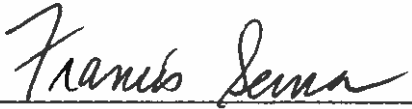
The regular meeting was then recessed, and a public hearing was held. There being no responses from the public the regular meeting reconvened.

After consideration of the staff report and all information given regarding Zoning Change (ZC 06-20), Commissioner Lievens moved that the Planning and Zoning Commission recommend approval of the zoning change from Industrial (I) to Commercial (C) for a portion of a .573 acre tract located on N. Austin Street. Commissioner DePalermo seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE ZONING CHANGE TO COMMERCIAL (C)

MOTION PASSED

7 -0-1



Francis Serna
Planning Assistant



ATTEST: Ismael B Segovia
Assistant Director of Planning & Codes



PLANNING & CODES

**ZC 06-2020 Staff Report
Property East of 1711 N. Austin
Zoning Change from I to C**

Applicant:

Ken L. Reinger
111 E. Mountain
Seguin, TX 78155

Property Owner:

Pajarito Ranch, L.L.C.
725 Riverbend Blvd.
San Marcos, TX 78666

Property Address/Location:

Property east of 1711 N.
Austin
PID Part of 22487

Legal Description:

0.537 Acre, Part of Lot 4,
Block 15 Farming Blocks,
Humphries Branch Survey,
A-6

Lot Size/Project Area:

Approx. 0.537 acres

Future Land Use Plan:

Central Township

Notifications:

Mailed: 4-3-2020
Newspaper: 4-3-2020

Comments Received:

Staff Review:

Ismael B. Segovia
Asst. Director

Attachments:

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

REQUEST:

A Zoning Change request from Industrial (I) to Commercial (C).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	I	Vacant
N of Property	I	Vacant
S of Property	ZL	Vacant
E of Property	I	Vacant
W of Property	NC	Vacant fire station

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The property is located east of 1711 N. Austin. It is currently zoned Industrial (I) and is vacant. The proposed Commercial (C) zoning district is compatible with the surrounding zoning districts as it is located on a major corridor leading into Seguin. Staff does recommend approval of the zoning change to Commercial (C).

Planning Department Recommendation:

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

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The property is currently zoned Industrial (I). The property was used by TxDOT for an equipment staging area during the reconstruction of N. Austin and is now currently vacant. The applicant is proposing a distillery for the site.

CODE REQUIREMENTS:

According to the UDC's Section 3.2 Zoning Districts, the Commercial zoning district consists of a wide range of retail uses, offices, personal and business services. Commercial properties should have access provided by arterial streets with the heaviest concentration of commercial land uses located at the intersections of arterial streets. UDC Chapter 3, Section 3.4.3 Land Use Matrix states that the proposed land use of a distillery does require the approval of Specific Use Permit (SUP). The applicant has applied for a Specific Use Permit (SUP 03-20) as part of this request and action will also be taken on this request by the Planning & Zoning Commission.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The properties surrounding the subject property provide a variety of land uses from zero-lot line single-family residential (to the south), neighborhood commercial (to the west) and industrial (to the north and east). The zero-lot line single-family residential lot to the south and the industrial lot located to the north and east are vacant and undeveloped. The industrial site was used by TxDOT as a staging area for equipment during the reconstruction of N. Austin St. The neighborhood commercial lot to the west houses a City fire station that is no longer in use and is being purchased by the applicant. The proposed placement of a commercial zoning district at the subject property would be compatible with the surrounding land uses as it would offer a range of supportive commercial uses to the nearby residential developments as well as provide additional commercial activity to N. Austin St. which is a major transportation corridor to and from downtown Seguin. The addition of the commercial zoning district will also create a buffer between the Zero Lot Line single-family zoning district and the Industrial zoning district.

COMPREHENSIVE PLAN:

The property is located within the Central Township. The intent of this district is to enhance quality of residential developments. Such areas enjoy access to Core Approachways such as N. Austin. The proposed land use of a distillery is consistent with the Future Land Use Plan as the proposed development will serve as a place of employment for residents in the surrounding community as well as a place of entertainment. The development is proposed to include services such as a manufacturing room, cocktail bar, outdoor seating area, outdoor stage and a children's play area. Access to the Core Approachway will also assist in enhancing the appeal and types of services provided along N. Austin as this is a major access point to the City's Downtown.

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

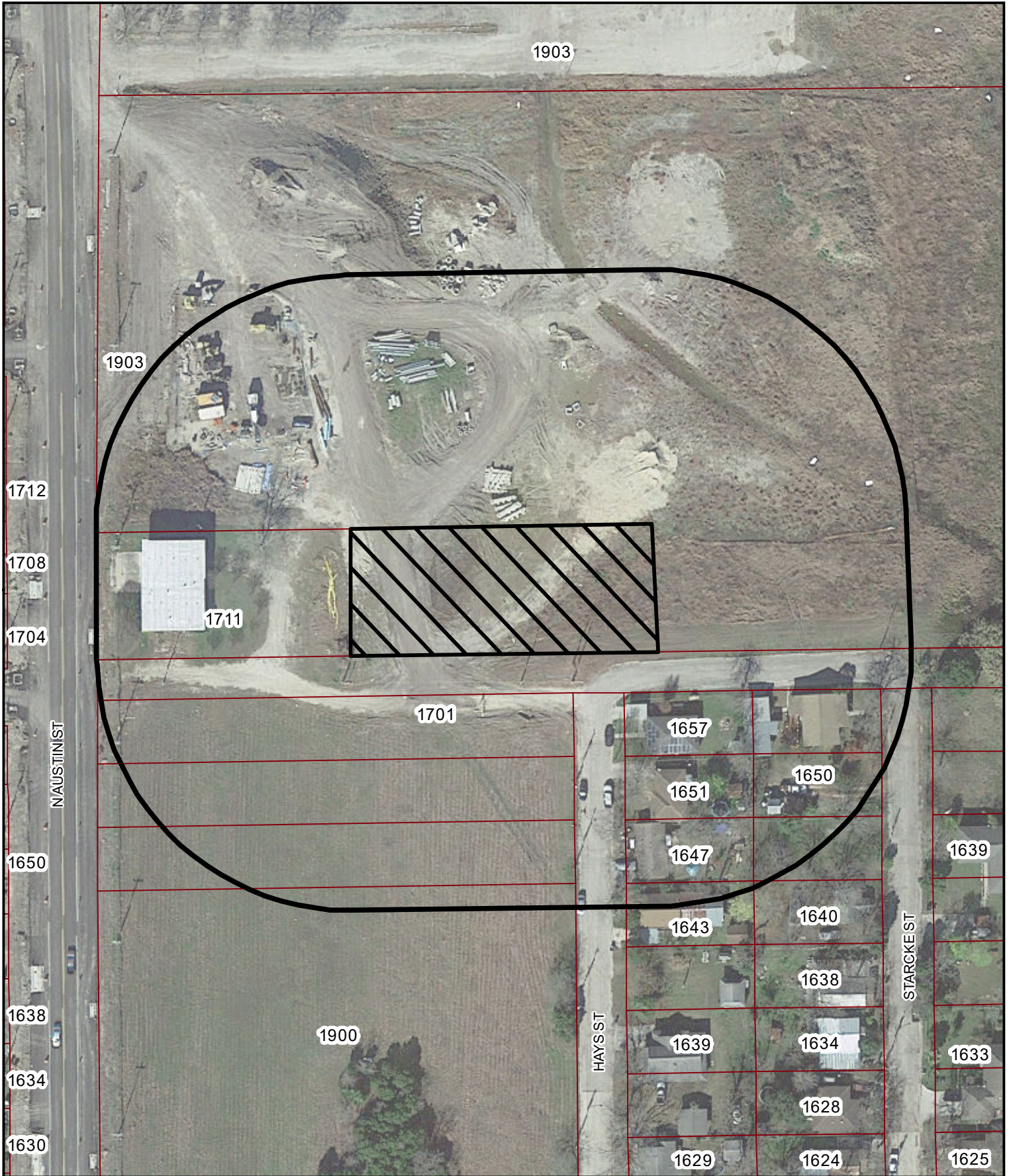
No health, safety or environmental issues have been identified for these properties.

TRAFFIC (STREET FRONTAGE & ACCESS):

The property has frontage to a proposed unnamed City street along the southern boundary. Access will need to be coordinated with the City of Seguin as this proposed public street will be maintained by the City once constructed.

OTHER CONSIDERATIONS:

As a reminder, any development of this property will be required to follow the City's development standards. This may include, but is not limited to, platting, site plan review, landscaping, buffering from residential uses, and off-street parking requirements.



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Site Location



200' Notification Buffer

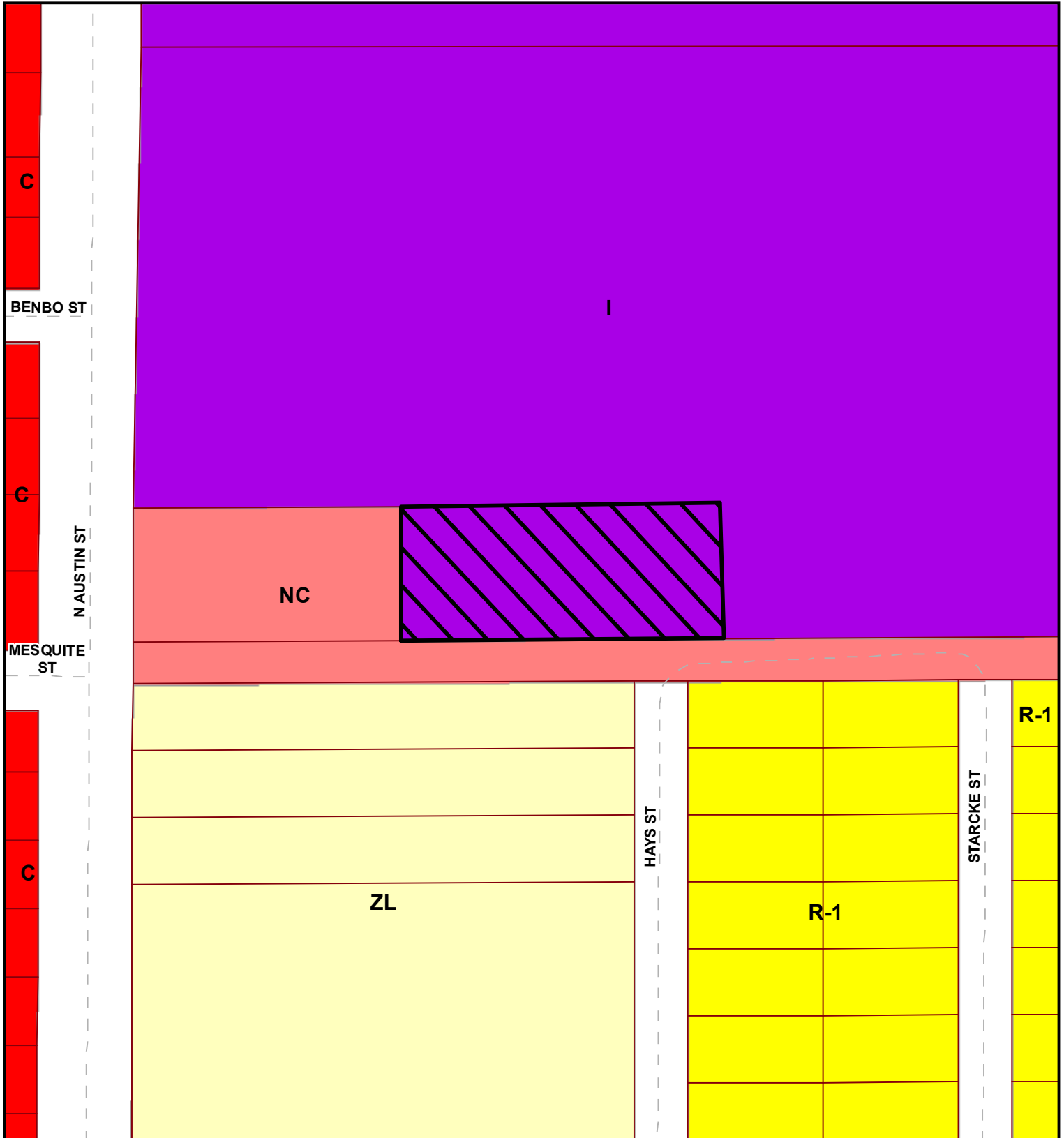
Lot Lines

1 inch = 100 feet

Printed: 3/17/2020

ZONING MAP

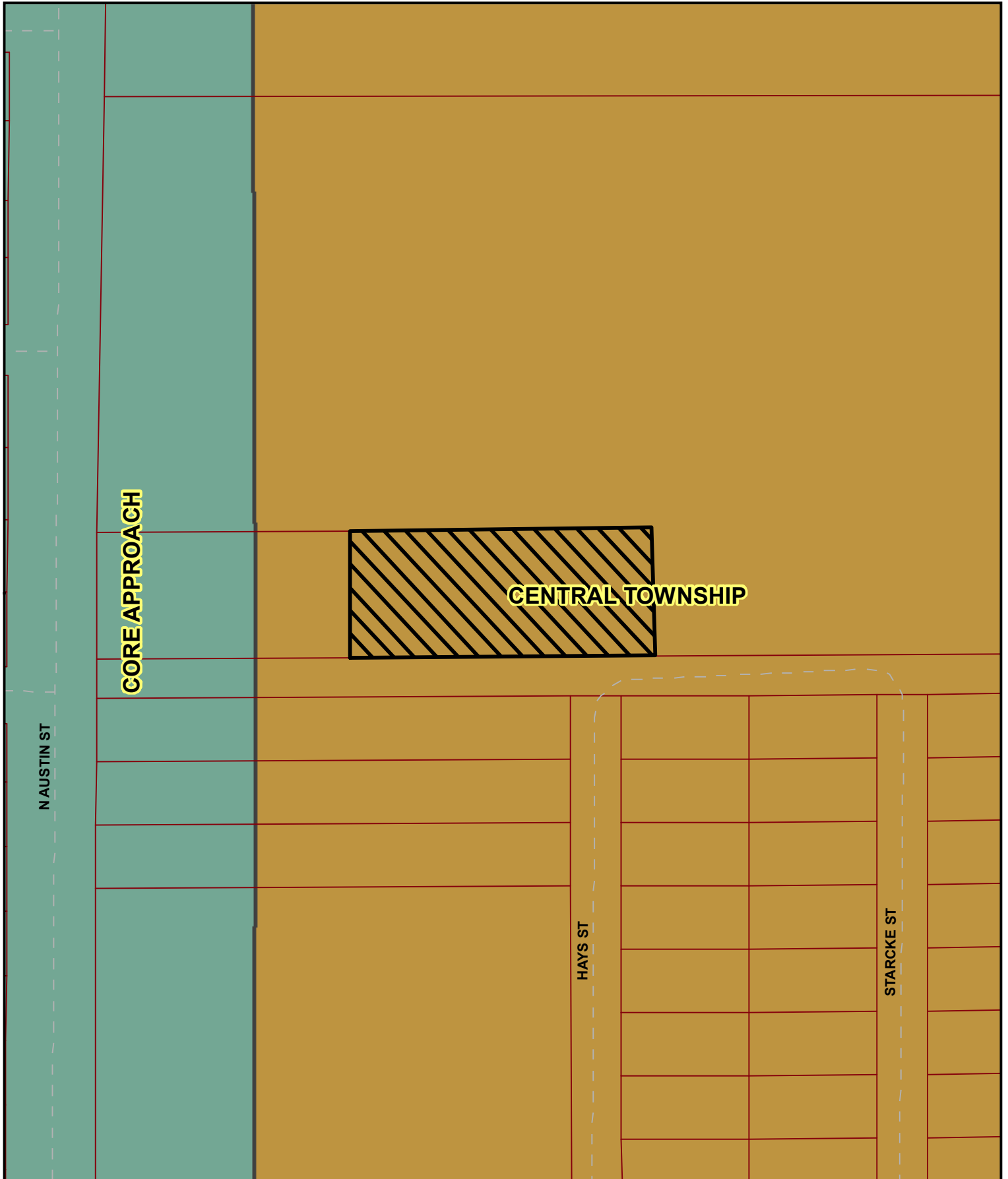
ZC 06-20: 0.573 ac Parcel 22487



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|-------------------------------|------------------------------|----------------------------|------------------------------|
| 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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		Site Location	1 inch = 100 feet
		Lot Lines	Printed: 3/17/2020



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Site Location



Lot Lines

1 inch = 100 feet

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