



Planning and Zoning Commission Report ZC 08A-15

The following request was considered in conjunction with Zoning Change 08-15 during a public hearing at the Planning & Zoning Commission meeting on June 9, 2015:

ZONING CHANGE request from Pre-Development to Light Industrial for the property located at 1730 Eighth St., being Lot 2A of the Rio Nogales Unit 1 Subdivision, approx. 30.177 acres, portion of Property ID 51487

Helena Schaefer presented the staff report. The Commissioners asked questions about the surrounding industrial uses (Rio Nogales power plant and the future Siro manufacturing plant), the City reforestation project on the property to the south, and the detention ponds to the west.

There being no further questions 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 08A-15, the Planning and Zoning Commission voted 7-0-0, to Recommend to City Council to Approve the Zoning Change request to Light Industrial.

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

Dora Toungate
Planning Assistant

ATTEST: Pamela Centeno
Director of Planning/Codes



City of Seguin
 Planning/Codes Department
 Staff Report

ZC 08A-15
1730 Eighth St.
UDC Rezoning for Pre-development

Applicant:

City of Seguin

Property Owner(s):

The City of Seguin

Property Address/Location:

1730 Eighth St.

Legal Description:

Portion of Property ID 51487

Lot Size/Project Area:

30.117 acres

Future Land Use Plan:

Town Corridor and Central Township

Notifications:

Mailed May 29, 2015

Comments Received:

No Comments

Staff Review:

Helena Schaefer
 GIS Analyst
 June 3, 2015

Attachments:

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

REQUEST:

The City of Seguin is rezoning properties where the former zoning classifications no longer exist in the City of Seguin's Unified Development Code.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	PD	Vacant
N of Property	LI	Vacant Light Industrial – future site of Siro
S of Property	PD	Balance of city property – reforestation project
E of Property	PD	Vacant land in agricultural use
W of Property	PD	Balance of city property – detention area

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

With the adoption of the Unified Development Code, four zoning districts (Pre-development, Mixed, Townhouse, and Manufactured Home Subdivision) became obsolete. Although there were no properties zoned as Townhouse or Manufactured Home Subdivision), there are 421 properties that were zoned either Pre-development or Mixed. The 30.117 acres of property #51487 was zoned as Pre-development.

Staff has evaluated the tract of land with consideration of the current land uses, property owners' input, physical features (such as floodplain and proximity to major roads) and the Future Land Use Plan as adopted in the 2008 Comprehensive Master Plan.

Staff recommends approval of the proposed zoning district as depicted on the attached maps.

Planning Department Recommendation:

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

PLANNING DEPARTMENT ANALYSIS

CASE SUMMARY:

These 30.117 acres require rezoning due to the removal of the "Pre-development" zoning classification from the Unified Development Code. The case is to determine the zoning districts for the property.

CODE REQUIREMENTS:

All property within the city limits are required to have a zoning designation. According to the UDC, any property annexed will receive A-R zoning until the time that the property can be appropriately zoned. These 30.117 acres have not been rezoned since the original 1989 zoning. This property was annexed in 1988.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The property is vacant and is located just south of the future site of Siro, a food manufacturing company. The Rio Nogales Power Plant is within 1000 ft of the property. Given the existing and proposed uses, the zoning change to LI would be compatible. The balance of the City property is slated for a reforestation project.

COMPREHENSIVE PLAN:

The properties are within the Town Corridor and Central Township Districts. While the rezoning process attempted to zone the properties in accordance with these districts, there were some instances when the recommended zoning goes against the Future Land Use Plan. Light Industrial is not listed as an appropriate use for these districts; however, the close proximity of Rio Nogales and available utilities is better suited for a light industrial use.

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

No area of health, safety or historical significances has been identified by the City in this group. However, the area south of the Rio Nogales Power Plant would not be an ideal location for residential development.

TRAFFIC (STREET FRONTAGE & ACCESS):

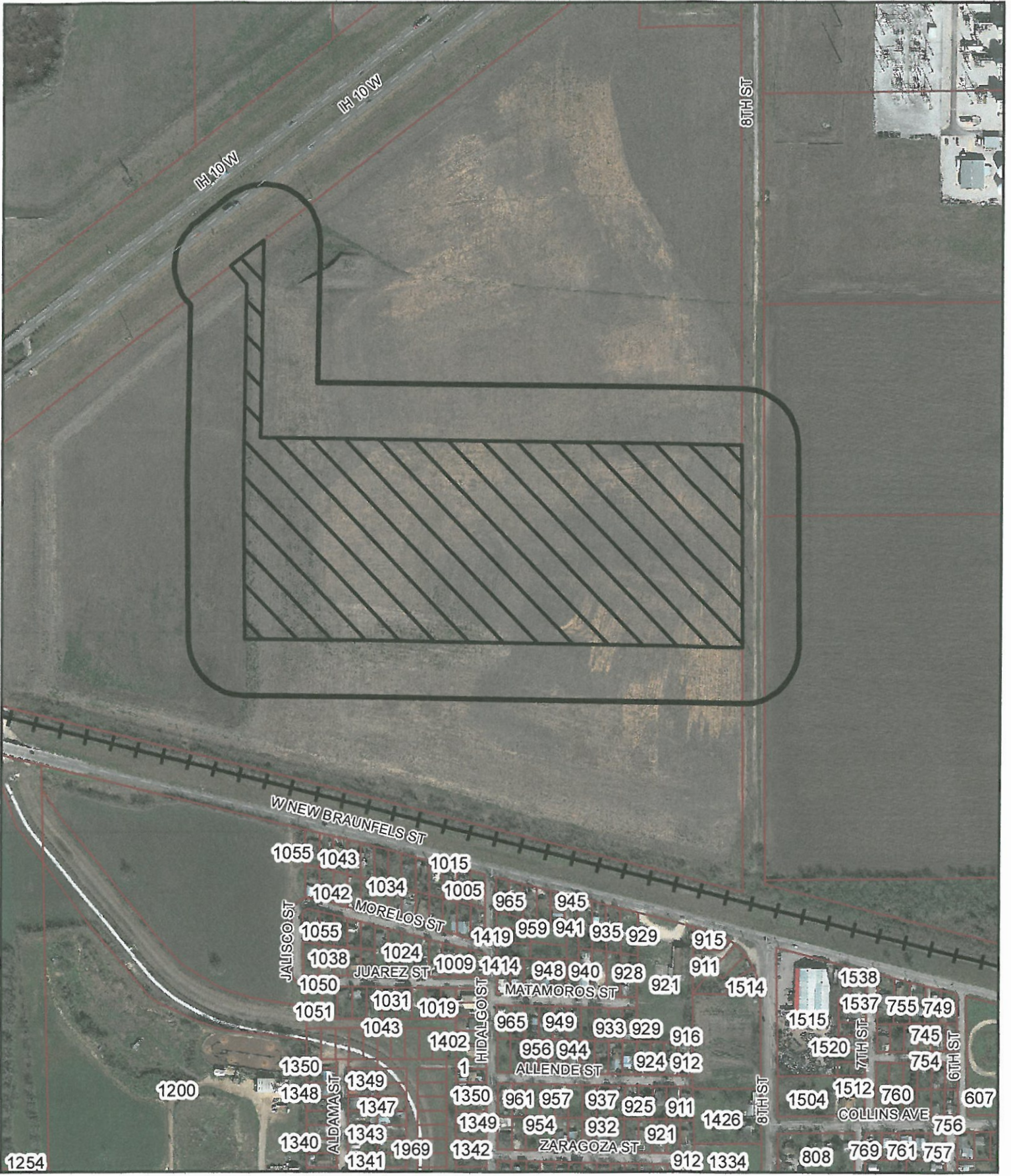
The property is located along Eighth St.

PARKING:





Off-street parking shall be provided in accordance with Section 5.3 of the Unified Development Code, which identifies specific parking requirements for different land uses and zoning districts.

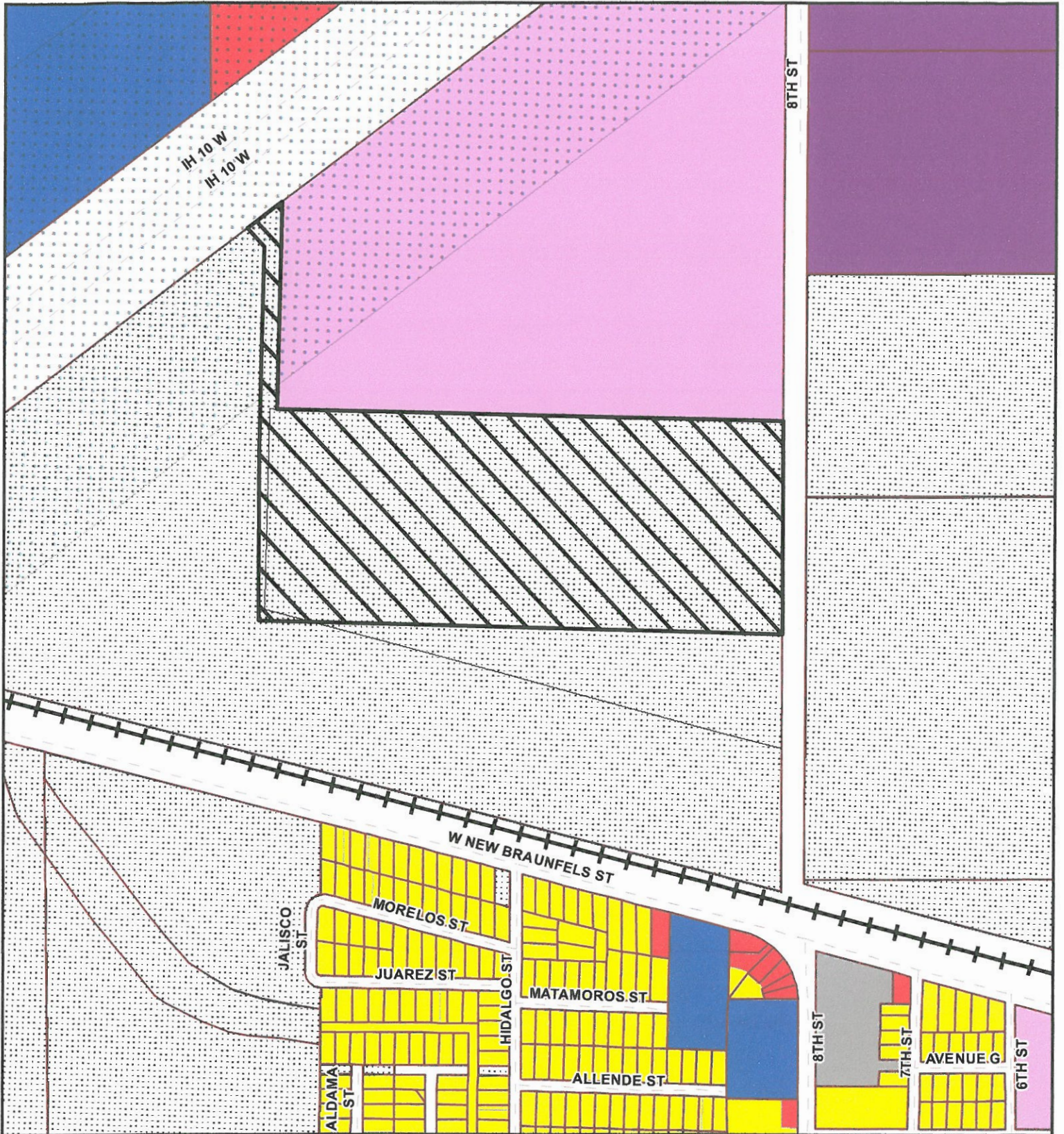
OTHER:

As a courtesy, a UDC rezoning packet was mailed to the affected property owners. The packet included maps, land use matrix, lot standards, and frequently asked questions on the UDC and related rezoning issues. The property owners were asked for their input in the rezoning process in regards to the property's existing use and future plans. The property owners were also invited to one of two open houses, held on May 16 and May 22.




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.

			Site Location 200' Notification Buffer
		Lot Lines	
			1 inch = 450 feet Printed: 6/4/2015



- | | | | |
|-------------------------------|------------------------------|----------------------------|------------------------------|
| 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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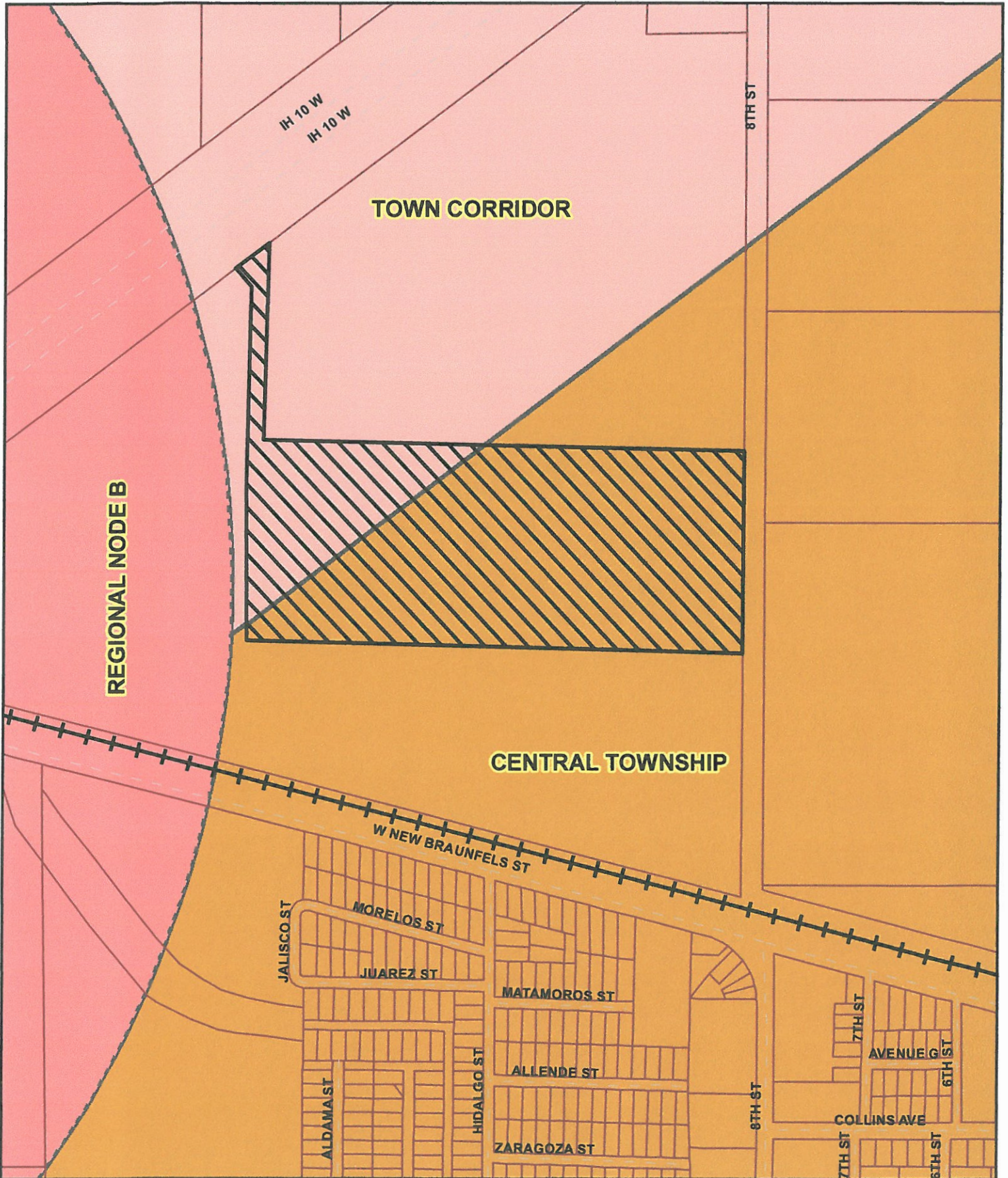
Site Location



Lot Lines

1 inch = 450 feet

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Site Location



Lot Lines

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