



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.

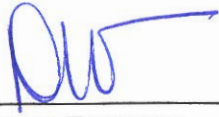
There being no further questions for the applicant the regular meeting was recessed and a public hearing was held. There being no response from the public the regular meeting reconvened for action.

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.

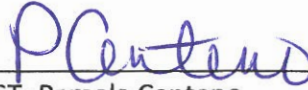
**RECOMMENDATION TO APPROVE ZONING CHANGE TO INDUSTRIAL—
MOTION PASSED 7-0-1**

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



ATTEST: Pamela Centeno
Director of Planning/Codes



City of Seguin

Planning/Codes Department
Staff Report

ZC 05-15
1600 N. King St.
Property ID 41327
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 41327)

Legal Description:

Seguin Ind. & Dev
Foundation, Blk: 13, Lot: 17
& 18 PT of 2.4400 acres,
Property ID 41327

Lot Size/Project Area:

Lot – approx. 2.4400 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
April 8, 2015

Attachments:

- Location Map
- Zoning Map
- FLUP Map

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

ZONING AND LAND USE:

| | Zoning | Land Use |
|-------------------------|-------------|------------------------|
| Subject Property | LI | Vacant |
| N of Property | LI | Vacant Land/Warehouse |
| S of Property | PD/LI | Vacant Land |
| E of Property | LI/MF-1/R-1 | Vacant Land/Residences |
| W of Property | LI | Vacant Land |

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant is proposing to rezone the property just west of the existing warehouse to use for outdoor storage in conjunction with a recycling facility. The applicant is also seeking a similar rezoning request for the 3.2 acres immediately to the west. Staff recommends approval of this rezoning request.

Planning Department Recommendation:

| | |
|----------|---|
| X | 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 property is located near the intersection of E Seideman St and N King St. The applicant is proposing to operate a plastic recycling center at 1600 N King St. The existing 15000 square foot building will be used for recycling activities with the

outdoor area being used to store processed materials. The applicant is proposing to fence in the area where these 3x3 foot bales will be housed. Depending on the recycled materials and the demand for it, some of the bales can be housed outside for a week and up to 5 months. The applicant is also seeking a similar rezoning request for the 3.202 acres just immediately west of this 2.44 acre property.

COMPATIBILITY WITH SURROUNDING LAND USES & ZONING:

As most of the surrounding area is vacant, the few existing land use are either industrial in nature or residential. For the industrial uses, Hexcel, Coastal Agricultural Supply, MiniGrip, and the Seguin ISD Bus Depot are located nearby. To the east of the existing building, there is a residential area that includes single-family homes, duplexes, and Hacienda Oaks, a nursing and rehabilitation center. Staff does have a concern about the close proximity of this residential area, but finds that the existing building can act as a buffer to the outdoor storage area. There are some adjacent properties that will require rezoning; the “PD” predevelopment district has been removed from the UDC.

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:

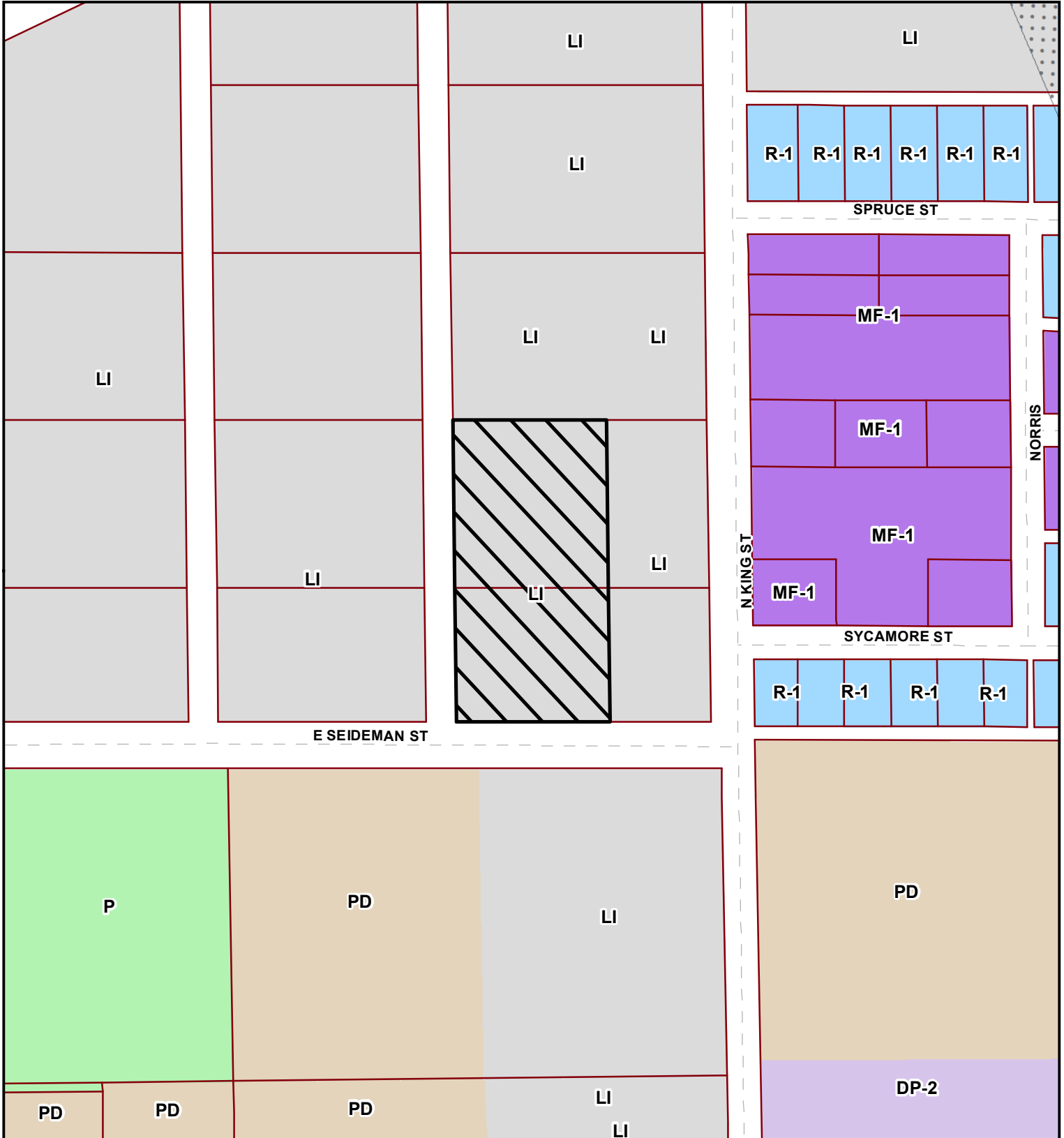
Parking for this activity would require one (1) space for each one and ½ employees in the maximum work shift.

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 05-15: 900 Blk of E Seideman St - Prop 41327



- | | | | |
|-------------------------|-------------------------------|---------------------------------------|------------------------------|
| 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 |

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

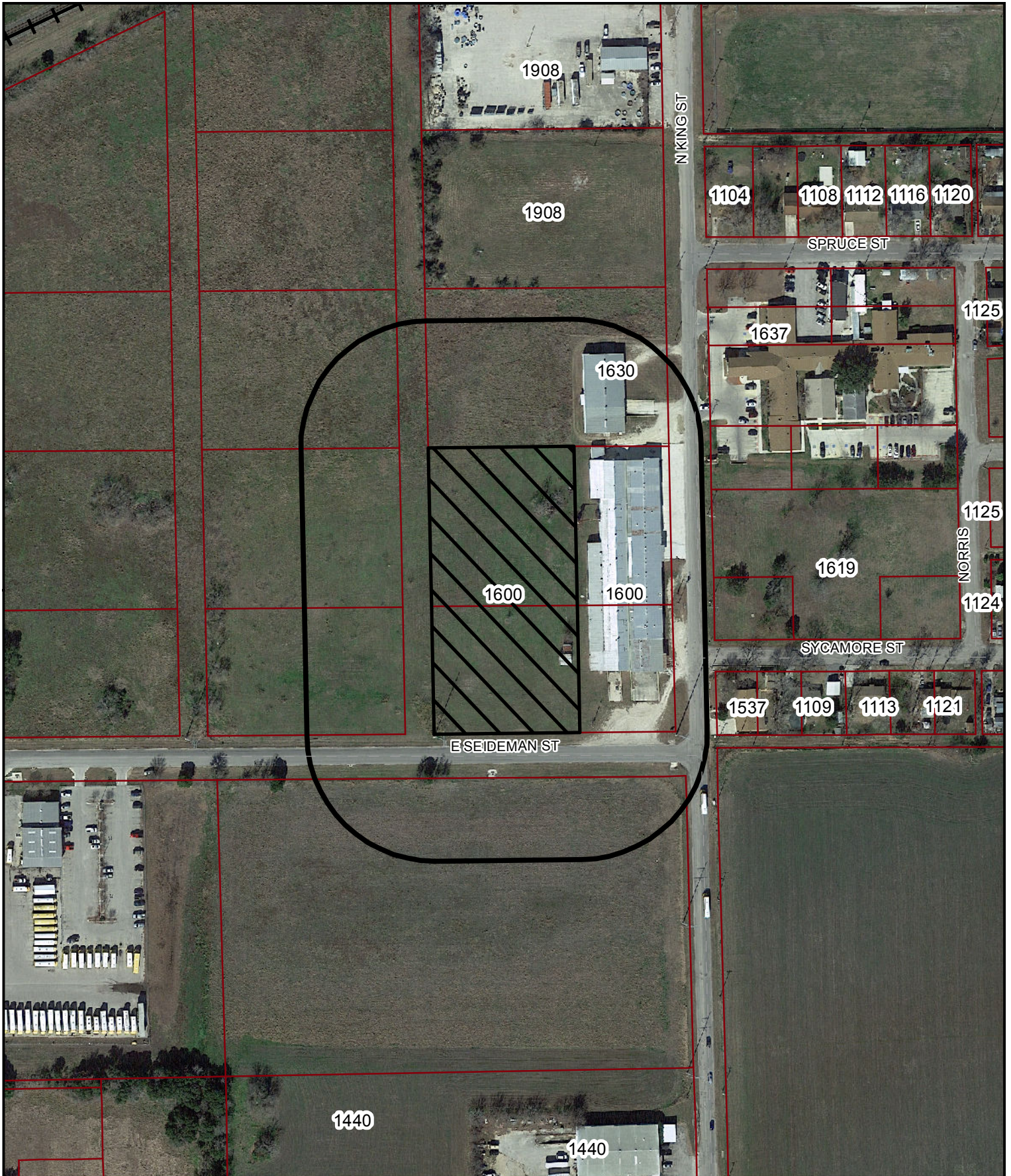
1 inch = 200 feet

Lot Lines

Printed: 3/16/2015

LOCATION MAP

ZC 05-15: 900 Blk of E Seideman St - Prop 41327



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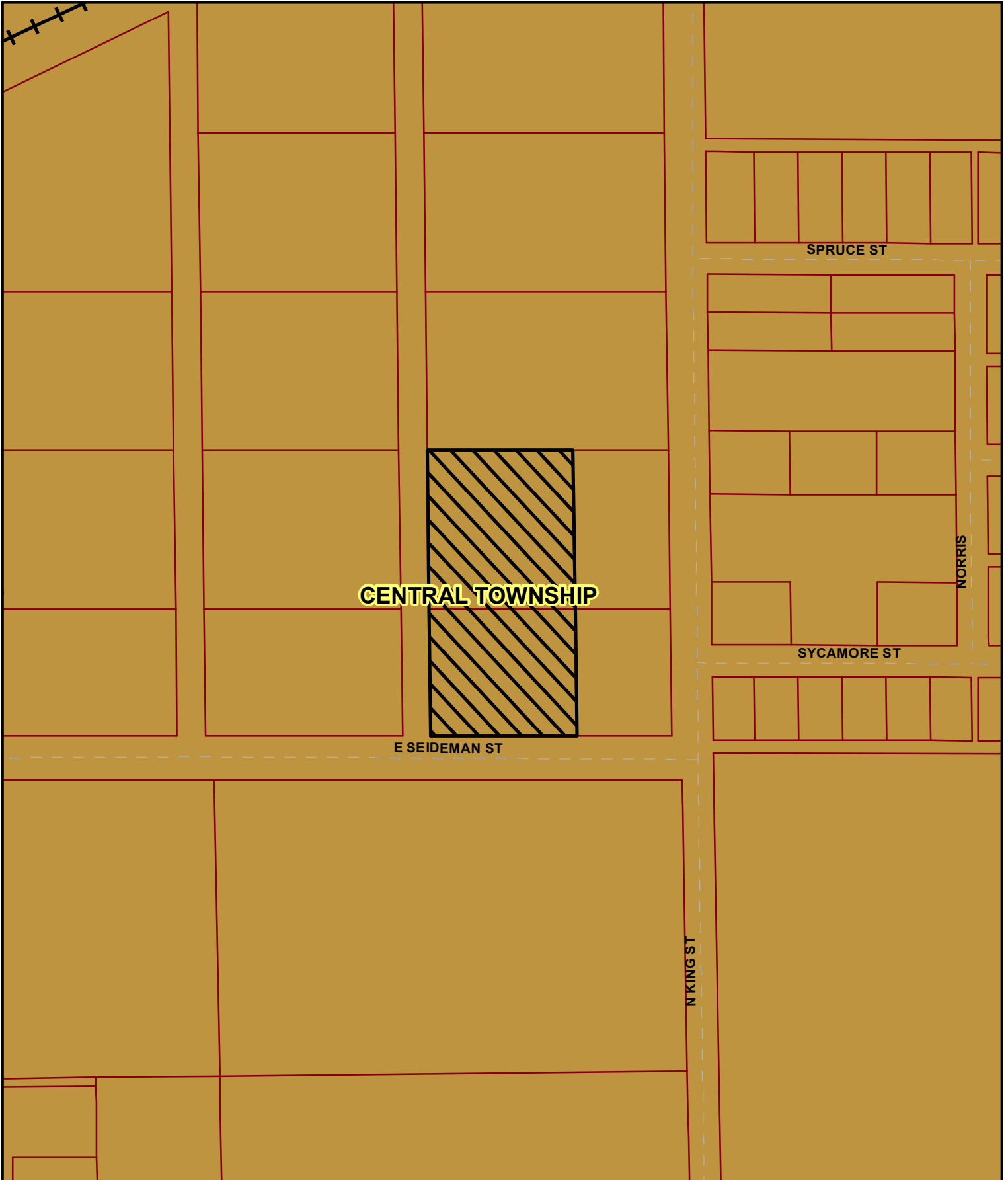
200' Notification Buffer

Lot Lines

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FUTURE LAND USE MAP ZC 05-15: 900 Blk of E Seideman St - Prop 41327



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Site Location



Lot Lines

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