



Planning and Zoning Commission Report ZC 06-14

The following zoning change request was considered during a public hearing at the Planning & Zoning Commission meeting on July 8, 2014:

ZONING CHANGE request from Pre-Development to Commercial for the property located at the 1500 Block of IH-10 West, Abstract 11, J.D. Clements Survey, approx. 9.0624 acres, Property ID 151751 and Abstract 11, J.D. Clements Survey, approx. 2.5194 acres, Property ID 151752

Sofia Nelson presented the staff report. The site is located southeast of the intersection of W. New Braunfels Street and the I-10 West Access Road (immediately abuts the property proposed to be developed as Wal-Mart). Notifications were sent to property owners within 200' of the site. No comments were received.

Concluding the Staff Report and noting the surrounding land uses and existing businesses, staff recommended approval of the zoning change to "Commercial".

No one spoke during the public hearing.

After consideration of the staff report and all information given, the Planning and Zoning Commission voted 8-0-0, to recommend to City Council to approve the zoning change request to Commercial.

RECOMMENDATION TO APPROVE ZONING CHANGE TO COMMERCIAL – MOTION PASSED 8-0-0.

Dora Toungate
Planning Assistant

ATTEST: Pamela Centeno
Director of Planning/Codes



City of Seguin

Planning/Codes Department
Staff Report

ZC 06-14
1500 Blk of IH-10 W

Applicant:

Trina Eastwood, RE/MAX
Professional Realty
1423 E. Walnut
Seguin, TX 78155

Property Owner(s):

Johnny Trotter, At-Holding
Trotter LLC
1423 E. Walnut
Seguin, TX 78155

Property Address/Location:

1500 Blk of IH-10 W

Legal Description:

ABS: 11, JD CLEMENTS
Survey, approx. 9.0624 acres,
Property ID # 151751
ABS: 11, JD CLEMENTS
Survey, approx. 2.5194 acres,
Property ID # 151752

Lot Size/Project Area:

Approx. 11.5818 acres

Future Land Use Plan:

Regional Node B

Notifications:

Mailed: June 27, 2014
Published: June 22, 2014

Comments Received:

None received as of the
writing of this report.

Staff Review:

Sofia Nelson, Interim
Assistant Director

Attachments:

- Notification/Aerial Map
- Zoning Map
- Future Land Use Plan Map

REQUEST:

Zoning Change request from "Pre-Development" to "Commercial."

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	Pre-Development	Vacant Farmland
N of Property	Commercial	Utility Towers
S of Property	Commercial	Site of Proposed Walmart
E of Property	Pre-Development	Vacant Land/Residential
W of Property	IH-10 W Access Rd./Commercial	IH-10 W Access Rd. and Restaurant

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The subject property is located southeast of the intersection of W. New Braunfels Street and the I-10 West Access Road (immediately abuts the property proposed to be developed as a Walmart). The proposed zoning change to allow Commercial Development at this location is consistent with the zoning of the property to the east and north and is partially within the Corridor Overlay District.

The City's Comprehensive Master Plan calls for this area to be developed commercially as the applicant is requesting.

Planning Department Recommendation:

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

PLANNING DEPARTMENT ANALYSIS**CASE SUMMARY:**

The subject property is approximately 11.58 acres in size and gains access to and from the site from the I-10 access road. Staff will encourage the developer/property owner to seek cross access easements from adjacent commercial lots to allow for access to Highway 46 (during the platting stage of the development process, prior to the development of the adjacent commercial lots take place).

CODE REQUIREMENTS:

In a C Commercial District, no land shall be used and no building shall be erected or converted to any other use than the following:

- Any use permitted in an "O-P Office Professional District" or "R Retail" District.
- Any other retail use provided such use is not noxious or offensive by reason of the emission of odors, dust, noise, gas, fumes, vibrations, soot, including any wholesale distributing or other usage not listed under "LI" or "I" Districts.
- Appliance repair
- Auto paint & body (in building)
- Auto laundry (car wash)
- Boat servicing/sales
- Cabinet or Upholstery shop
- Cleaning/Laundry, Commercial plant
- Columbarium
- Convenience store
- Commercial parking lot
- Crematory
- Department or discount store
- Fairground/Exhibition Area
- Furniture or Appliance store
- Gasoline service station
- Hotel or motel
- Maintenance & repair services for buildings
- Milk Depot
- Mini-Warehouses
- Motorcycle or motor scooter sales & service
- Mortuary
- Paint shop
- Recycling center (inside)
- Sexually oriented businesses in compliance with Section 38 of this ordinance.
- Storage warehouse
- Tattoo studio – with the condition that the tattoo studio must be a minimum of 300 feet from any school, public or private, to be measured from property line to property line.

Exterior Requirements of the Corridor Overlay District

A Specific Use Permit, in accordance with Section 5, Seguin Zoning Ordinance, shall be required for all new development, as defined in A.2. above, within the IH 10 Corridor Overlay District. Masonry (shall be painted and/or treated, i.e. stucco), wood, brick, simulated siding and glass are approved. No unadorned concrete block or metal facades (see C.4. below). Facades other than those permitted shall be reviewed in accordance with the Specific Use Permit. No portion of a building constructed of unadorned concrete block or corrugated and/or any metal surface shall be visible from any adjoining right of way. Side and rear building facades may be permitted by Specific Use Permit only if those frontages are sufficiently landscaped to obscure the facade up to 75% of the building height.

Adorned facades may include eaves treatments, relief features, pitched gable designs, ornamental window casings, or other architectural detail approved by the Planning Commission.

Landscape Buffer

A landscape buffer area, a minimum of 5' in width, shall be installed between the parking area and any street right-of-way. A continuous row of shrubs shall be installed in all buffer areas. Trees shall be planted every 30'. The remaining buffer area shall be turf or ground cover, approved by Planning staff.

Outdoor Storage

Only 10% of the front designated parking area may be used for outdoor storage display. Outdoor storage behind buildings that is not visible because of buildings, landscaping or fencing shall not be restricted.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

Due to the location of the subject property and the zoning designation of the surrounding properties the requested zoning appears to be appropriate and consistent with any future development that may take place in the area.

COMPREHENSIVE PLAN:

The proposed zoning map amendment appears to implement the policies of the adopted Master Plan and Future Land Use Map.

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

The proposed zoning change does not appear to negatively affect the public health, safety, morals, or general welfare of the surrounding property owners or community at large.

TRAFFIC (STREET FRONTAGE & ACCESS):

Staff will encourage the developer/property owner to seek cross-access easements from adjacent commercial lots to allow for access to Highway 46 when the development of the adjacent commercial lots take place.

PARKING:

Off street parking within the boundaries of the site will be required.

LOCATION MAP

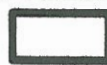
ZC 06 1: 1500 Blk of IH 10 W



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Site Location



200' Notification Buffer



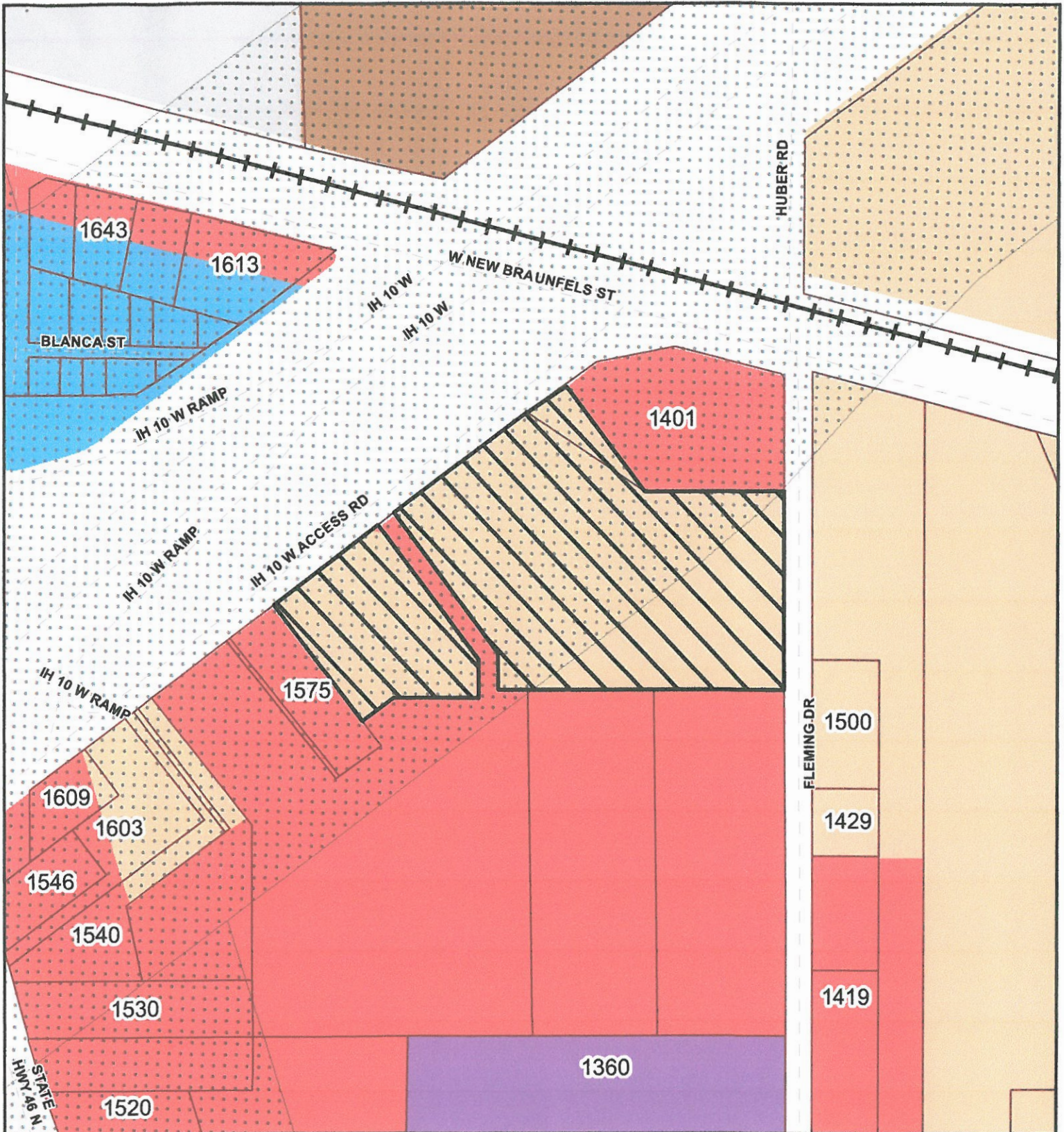
Lot Lines

1 inch = 300 feet

Printed: 7/3/2014

ZONING MAP

ZC 06- : 1500 Blk of IH 10 W



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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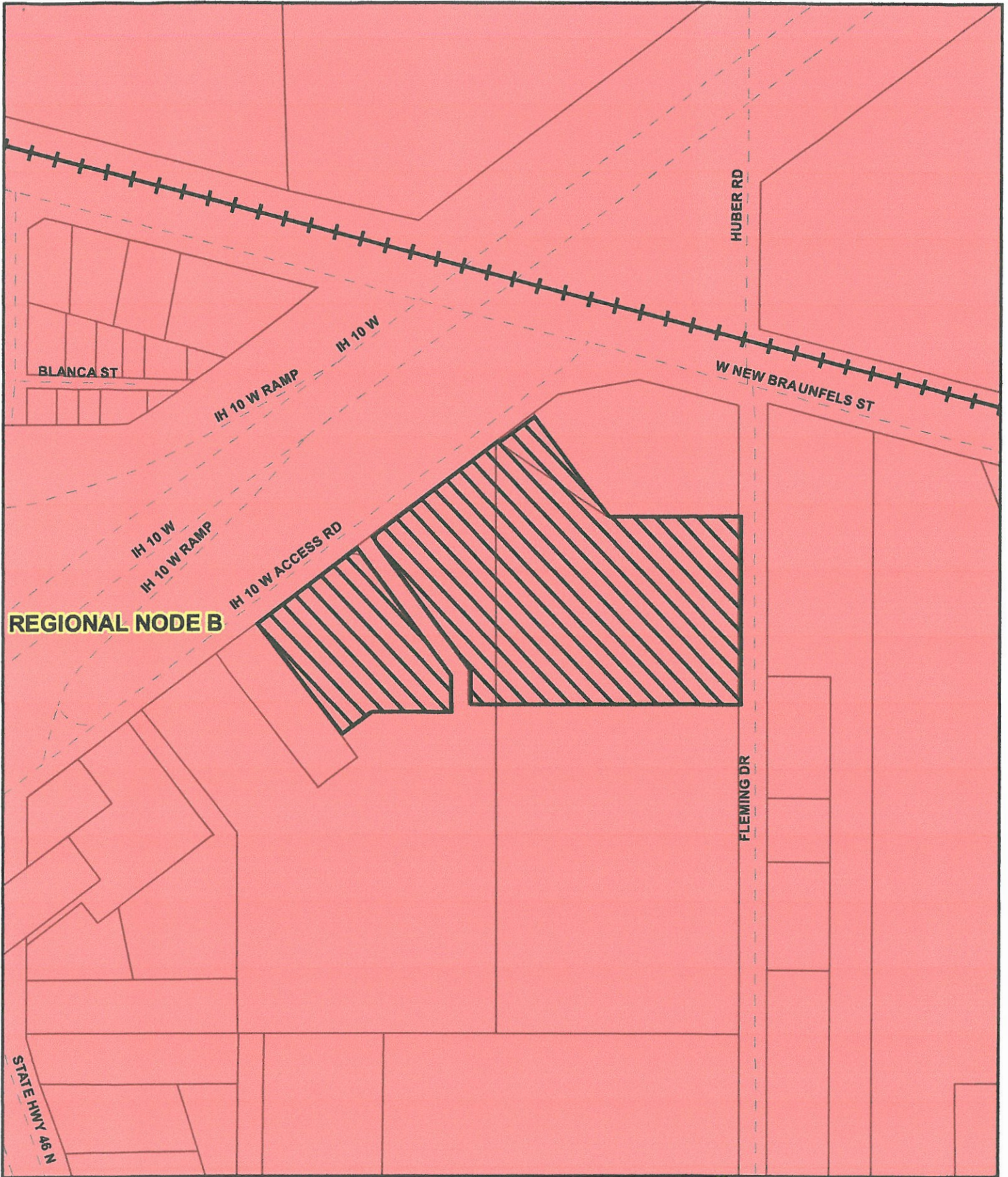
Site Location



Lot Lines

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REGIONAL NODE B

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Site Location



Lot Lines

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