



PLANNING & CODES

**ZC 17-17
700 Blk of Grein Place
Zoning Change**

Applicant:

SEDC
PO Box 591
Seguin, TX 78156

Property Owner(s):

SEDC
PO Box 591
Seguin, TX 78156

Property Address/Location:

700 Blk of Grein Place

Legal Description:

Grein Place Subdivision, Blk 1,
Lot 2, Property ID 116420

Lot Size/Project Area:

Lot – 14.46 acres

Future Land Use Plan:

Town Corridor and Central
Township

Notifications:

- Mailed: June 30, 2017
- Published: June 25, 2017

Comments Received:

None as of July 5, 2017

Staff Review:

Helena Schaefer
Senior Planner
July 5, 2017

Attachments:

- Location Map
- Zoning Map
- FLUP Map

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

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	C	Farmland
N of Property	A-R	Farmland
S of Property	C	Farmland
E of Property	C	Roofing Manufacturing Business
W of Property	A-R	Farmland

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The Seguin Economic Development Corporation is seeking a zoning change for a 14.46 acre tract along IH 10 W, which is zoned Commercial. Given the existing land use (detention area to the west and the manufacturing business) and the lack of other development, staff is recommending the zoning change from C to LI. As well, the comprehensive plan shows light industrial as “subject to review”; the lack of direct access to IH 10 would make it suitable for light industrial.

Planning Department Recommendation:

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

CODE REQUIREMENTS:

For uses involving light manufacturing, packing, warehousing, distribution, and skilled mechanical trades, a rezone to light industrial is required. The primary activities for light industrial uses take place indoor, unlike heavy industrial uses.

SITE DESCRIPTION:

The property was annexed as two separate tracts, the southern 5.6 acre tract in 1997 and the northern 8.46 acre tract in 2004. Both tracts were zoned Commercial. The Seguin Economic Development Corporation purchased this property in 2004. The entire property is being used for agricultural purposes.

COMPATIBILITY WITH SURROUNDING LAND USES & ZONING:

The area where this property is located is not developed and/or in agricultural uses. There is an existing light manufacturing business directly to the east. The land to the south and west is in agricultural use.

COMPREHENSIVE PLAN:

The site is located in the Town Corridor District. Light Industrial is subject to review; this is an area of little development and mostly farmland. As the site doesn't have direct access to IH 10, it is not highly favorable for commercial development and light industrial would be suitable. Commercial development would prefer direct access to the interstate.

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

It has not been determined that the site is of historical, cultural or environmental significance. Directly to the west is the large detention area, and would not be suitable for development.

TRAFFIC (STREET FRONTAGE & ACCESS):

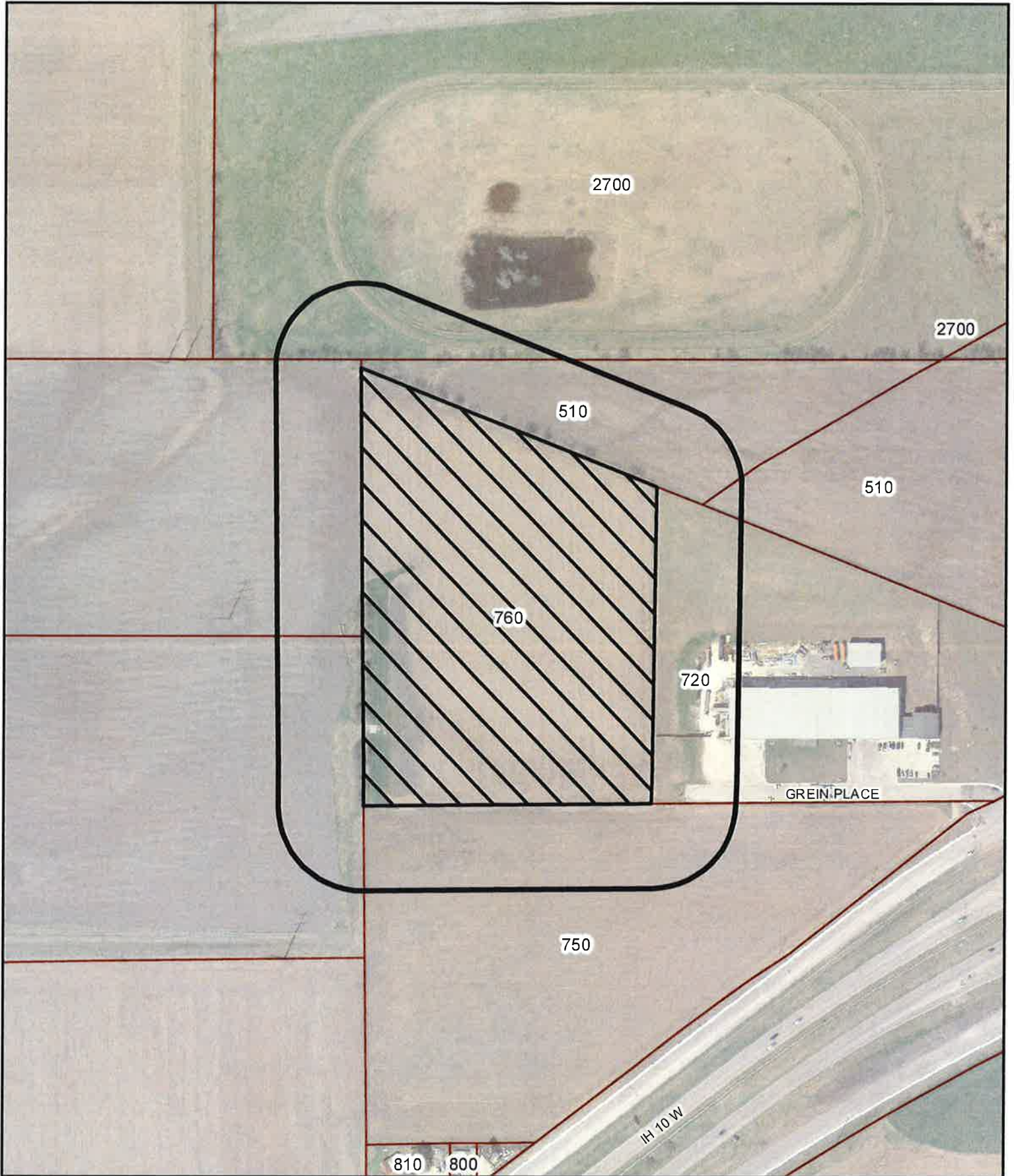
The site is accessible from Grein Place.

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 platting.)

LOCATION MAP

ZC 17-17: 70 Blk of Grein Place



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



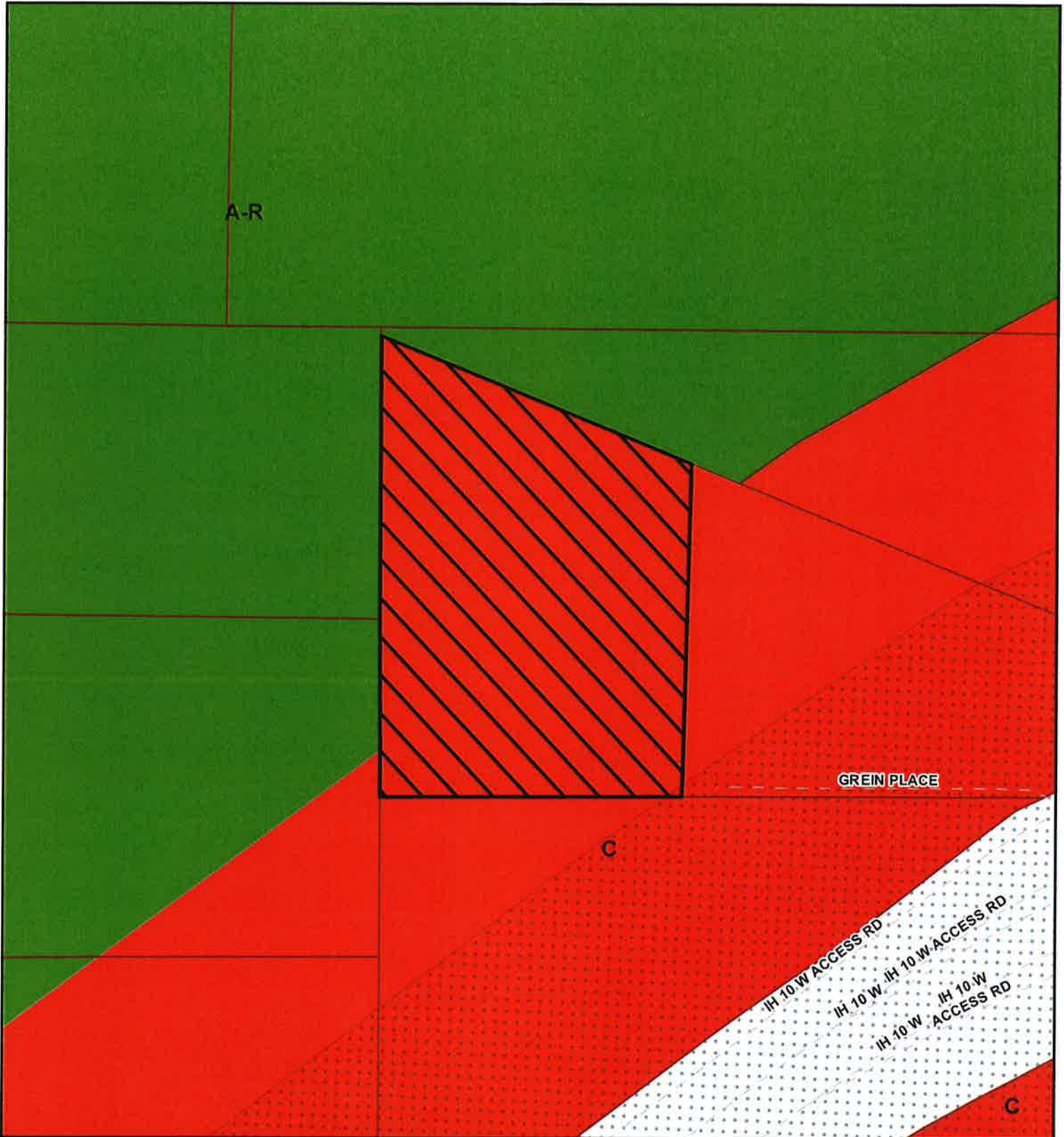
Lot Lines

1 inch = 300 feet

Printed: 6/22/2017

ZONING MAP

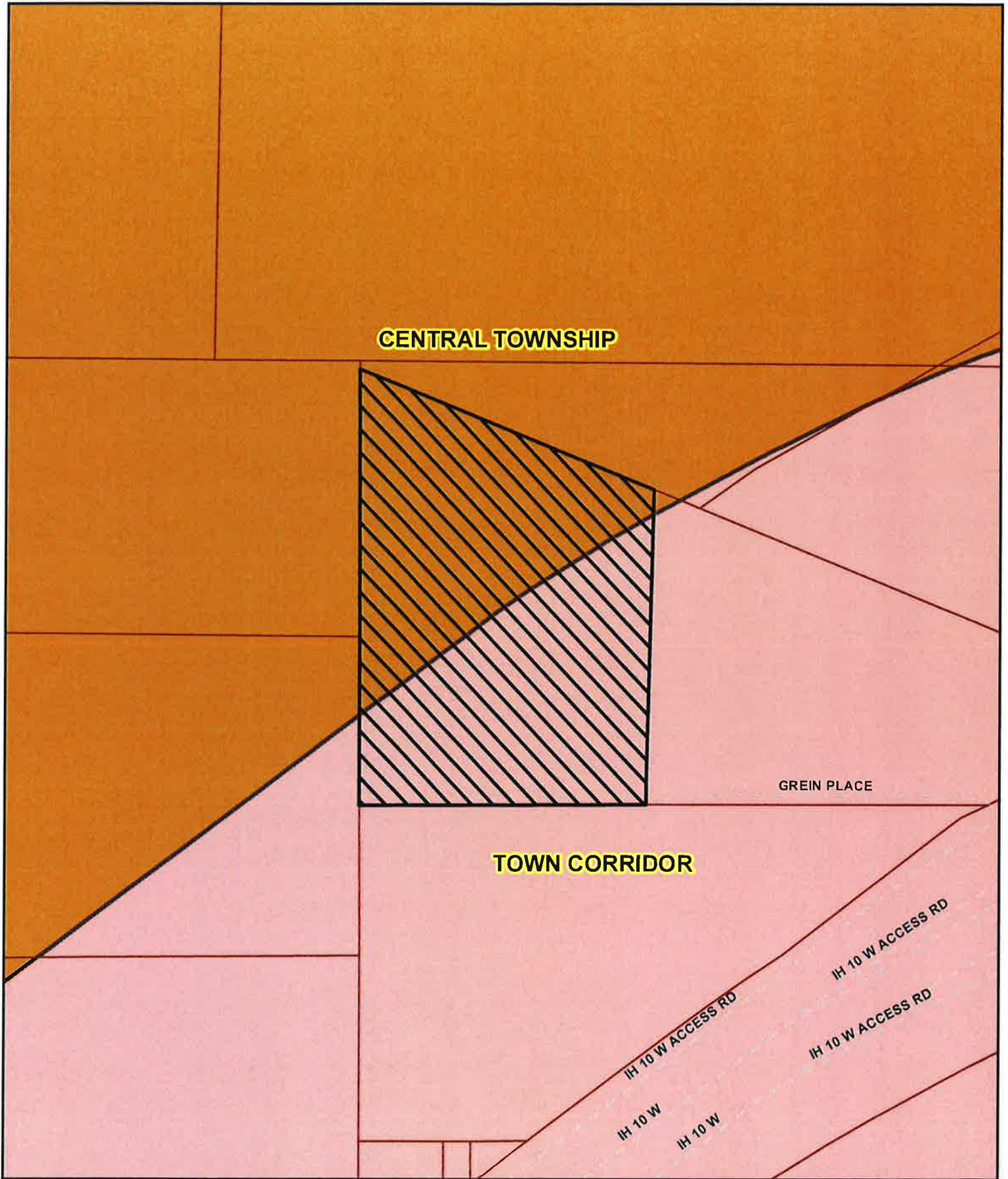
ZC 17-17: 700 Blk of Grein Place



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	

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 = 300 feet
		Lot Lines	Printed: 6/22/2017



CENTRAL TOWNSHIP

GREIN PLACE

TOWN CORRIDOR

IH 10 W ACCESS RD
IH 10 W
IH 10 W
IH 10 W ACCESS RD
IH 10 W ACCESS RD

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
 Lot Lines

1 inch = 300 feet
Printed: 6/22/2017



**Planning and Zoning Commission Report
ZC 17-17**

A request for Zoning Change 17-17 was considered during a public hearing at the Planning & Zoning Commission meeting on July 11, 2017:

ZONING CHANGE request from Commercial to Light Industrial for property located at the 700 Blk of Grein Place, Grein Place Subdivision, Blk 1, Lot 2, Property ID 116420.

Helena Schaefer presented the staff report. She advised that the Seguin Economic Development Corporation is seeking a zoning change from Commercial to Light Industrial for a 14.46 acre tract along IH 10 W. She explained that the property was annexed as two separate tracts, the southern 5.6 acre tract in 1997 and the northern 8.46 acre tract in 2004. The Seguin Economic Development Corporation purchased the property in 2004. The property is being used for agricultural purposes. She mentioned that there is an existing light manufacturing business to the east. The property to the south and west are used as agriculture. The site is located in the Town Corridor District. Light Industrial is subject to review. The property is accessible from Grein Place. All standards shall be adhered to the development of the property according to the zoning requirements as well as other standards. As the site does not have direct access to IH 10, it is not favorable for commercial development. There was one phone call inquiry regarding the difference between Commercial and Light Industrial. There were no comments for or against the request. Staff recommended approval of the zoning change from Commercial to Light Industrial.

Public notifications were mailed on June 29, 2017 and published in the newspaper on June 25, 2017. No written comments were received.

Josh Schneuker, Seguin Economic Development Corporation stated that they are preparing to market the property and there is more interest in Light Industrial Zoning uses.

The Commission briefly discussed ROW access to the property.

The Commission had no further questions. The regular meeting was then recessed and a public hearing was held.

There being no responses from the public the regular meeting reconvened for action.

After consideration of the staff report and all information given regarding Zoning Change 17-17, the Planning and Zoning Commission voted 6-0-0, to Recommend to City Council to Approve the Zoning Change request to Light Industrial.

**RECOMMENDATION TO APPROVE ZONING CHANGE TO LIGHT INDUSTRIAL—
MOTION PASSED 6-0-0**



Francis Serna
Planning Assistant



ATTEST: Helena Schaefer
Senior Planner