



## Planning and Zoning Commission Report ZC 14-15

The following request was considered during a public hearing at the Planning & Zoning Commission meeting on July 14 2015:

**ZONING CHANGE request from Single-Family Residential and Pre-Development to Light Industrial for the property located between Eighth St and N Guadalupe St, Abstract 6, H Branch Survey, approx. 60.14 acres, Property IDs 51121 and 51563 (ZC 14-15)**

Helena Schaefer presented the staff report. The property is being rezoned in conjunction with the UDC Rezoning process. The front 400 ft of property id 51563 was originally zoned Single-Family Residential. The property owner wanted the entire balance of the property rezoned. Notifications were mailed on July 3, 2015 and published on June 28, 2015 with three comments received. Staff is recommending approval of the Zoning Change from Pre-Development to Light Industrial. Staff finds this request to be compatible with the surrounding existing uses (Rio Nogales Power Plant) and future uses (Siro and Niagara).

James Adams, 8111 Carter Dr, Austin TX 78729 - opposed

*"Keep as is "residential" supporting family heritage/homesteads. Businesses have other options. Single families do not..."*

Rosalind Bean, 408 Harper St - opposed

*"N. Guadalupe Street is a small two lane street, with no curbs or sidewalks for pedestrian safety. Residents frequently travel N. Guadalupe St., as it is an essential connecting street for the smaller streets in the neighborhood. By adding industrial businesses to the area, traffic congestion and safety will become an issue."*

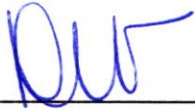
Hilmar Blumberg, PO Box 750, Seguin TX 78165 – in favor

*"Property borders decrepit light industrial and/or commercial property on the south as well as RR right-of-way. It is bordered by light industrial or future light industrial on the north and west. And it is bordered by Guadalupe St on the east. It is similar in every way to almost all of the rest of the property in the large triangle of land bordered by Guadalupe St, the UP right-of-way, Huber Lane, and IH 10. It makes perfect sense to have all of the large acreage within this triangle to be zoned the same: light industrial."*

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 14-15, 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 FROM SINGLE-FAMILY RESIDENTIAL AND PRE-DEVELOPMENT TO LIGHT INDUSTRIAL—  
MOTION PASSED 6-0-0**



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Dora Toungate  
Planning Assistant



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ATTEST: Pamela Centeno  
Director of Planning/Codes



# City of Seguin

Planning/Codes Department  
Staff Report

**ZC 14-15**  
**60.14 Acres between N Guadalupe and**  
**Eighth Streets**  
**Zoning Change**

**Applicant:**

Blumberg Family Investment Partnership  
PO Box 750  
Seguin, TX 78156

**Property Owner(s):**

Blumberg Family Investment Partnership  
PO Box 750  
Seguin, TX 78156

**Property Address/Location:**

Approx. 60 acres between N Guadalupe St and Eighth St.

**Legal Description:**

Abstract 6 H. Branch Survey  
60.14 ACs, Property ID 51563 & 51121

**Lot Size/Project Area:**

Lot – approx. 60.14 acres

**Future Land Use Plan:**

Central Township

**Notifications:**

- Mailed: July 3, 2015
- Published: June 28, 2015

**Comments Received:**

No Comment – as of 7/6/2015

**Staff Review:**

Helena Schaefer  
GIS Analyst

**Attachments:**

- Location Map
- Zoning Map
- FLUP Map

**REQUEST:** A Zoning Change request from Single-Family Residential and Pre-development to Light Industrial in association with the City of Seguin initiated UDC rezoning.

**ZONING AND LAND USE:**

	Zoning	Land Use
<b>Subject Property</b>	C	Vacant land/Rio Nogales Power Plant
<b>N of Property</b>	Proposed LI	Vacant land
<b>S of Property</b>	I and Proposed NC	Residences/Railroad/Savage yard
<b>E of Property</b>	R-1	Residences
<b>W of Property</b>	Proposed LI and P	Detention ponds

**SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:**

With the adoption of the Unified Development Code, several properties in the City require zoning change. Parcel 51121 and part of parcel 51563 (approx. 51 acres) is currently zoned as “Pre-development”. Although the City originally proposed to rezone these two properties, the property owner requested that these two properties be withdrawn from consideration and has pursued an individual zoning change request.

Staff has evaluated the parcels from the UDC Rezoning Group 1A and the existing land uses surrounding these two properties. Staff recommends approval of the zoning change request from Single-family Residential and Pre-development to Light Industrial.

**Planning Department Recommendation:**

<b>X</b>	Approve as submitted
	Approve with conditions or revisions as noted
	Alternative
	Denial

**CODE REQUIREMENTS:**

With the removal of the “Pre-development” zoning classification from the Unified Development Code, all properties currently zoned as “PD” are required to be rezoned. The property owner requested that these two properties (the area being considered for rezoning) be withdrawn from consideration. The owner wanted to be rezoned the entire 60.14 acres as Light Industrial and remove the split zoning on the larger property.

**SITE DESCRIPTION:**

The two properties were zoned “Pre-development” and “Single-Family Residential” with the original adoption of the Zoning Map in 1989. The larger property, 57.5 acres, had split zoning; the front 400 feet of the property along N Guadalupe St was zoned R-1, and the balance was zoned “PD”. The property is currently in agricultural use.

**COMPATIBILITY WITH SURROUNDING LAND USES & ZONING:**

These two properties are vacant and are being used for agricultural purposes. The whole area west of N Guadalupe St is mostly vacant with the exception of a few residences, the power plant, and Manuel C Castilla Park. Rezoning these properties to LI will be compatible with the current zoning. Just to the northwest, Siro, a food manufacturing company and Niagara, a water bottling company has plans to build new plants.

**COMPREHENSIVE PLAN:**

The site is located in the Central Township; this district is neighborhood oriented with medium residential densities. Although manufacturing activities are not appropriate uses in this district, these uses would be compatible with the existing uses, such as the Rio Nogales Power Plant and the salvage yard to the south. As well, vacant land with similar industrial zoning change requests were approved prior to the adoption of the Comprehensive Plan.

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

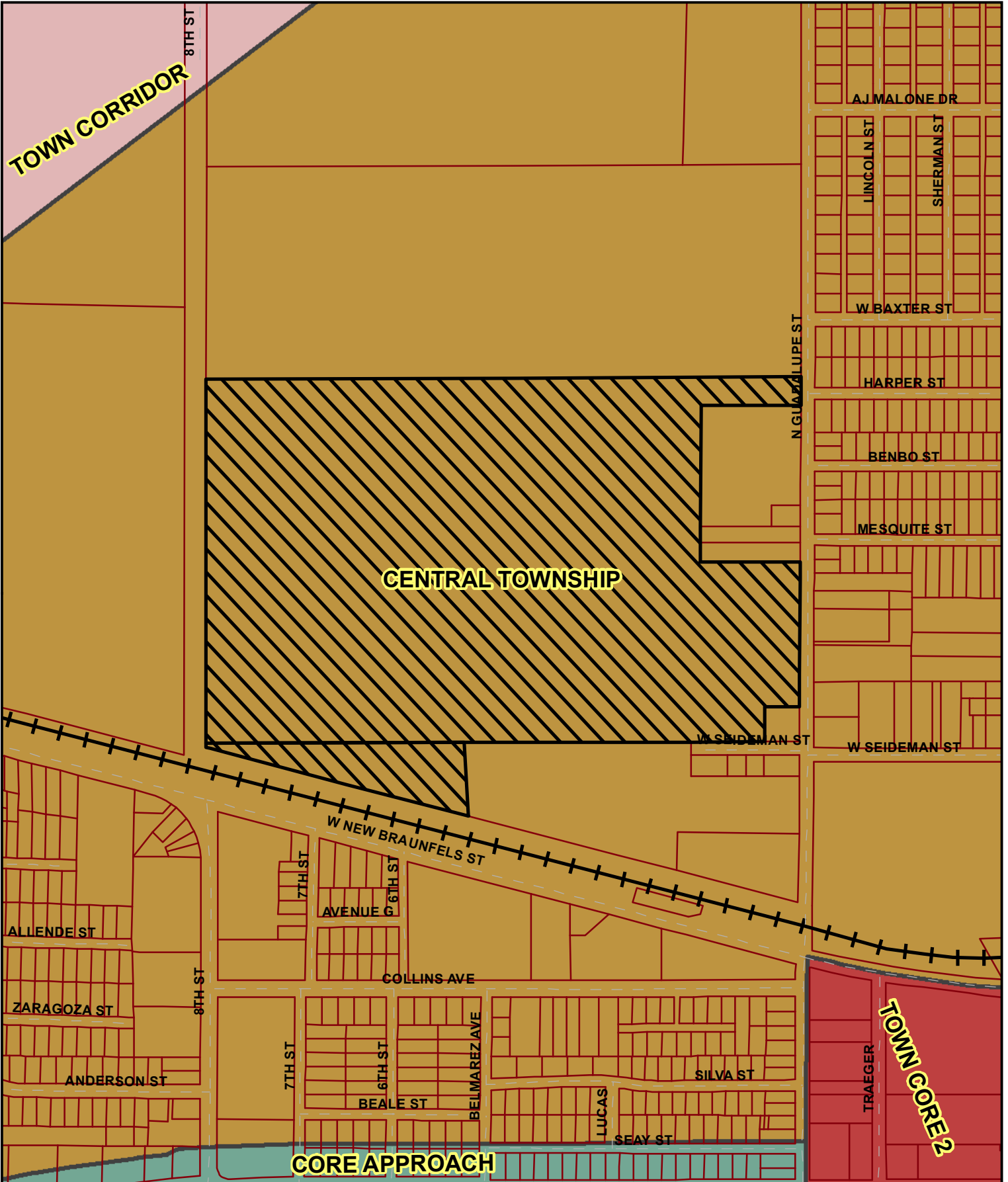
It has not been determined that the site is of historical, cultural, or environmental significance. However, any of the vacant land south of the Rio Nogales Power Plant would not be an ideal location for residential development.

**TRAFFIC (STREET FRONTAGE & ACCESS):**

The site is only accessed from N Guadalupe Street.

**PARKING:**

Off-street parking for any light industrial use shall meet the parking requirements as indicated in the UDC Chapter 5, Section 5.3 Off-Street Parking and Loading.



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



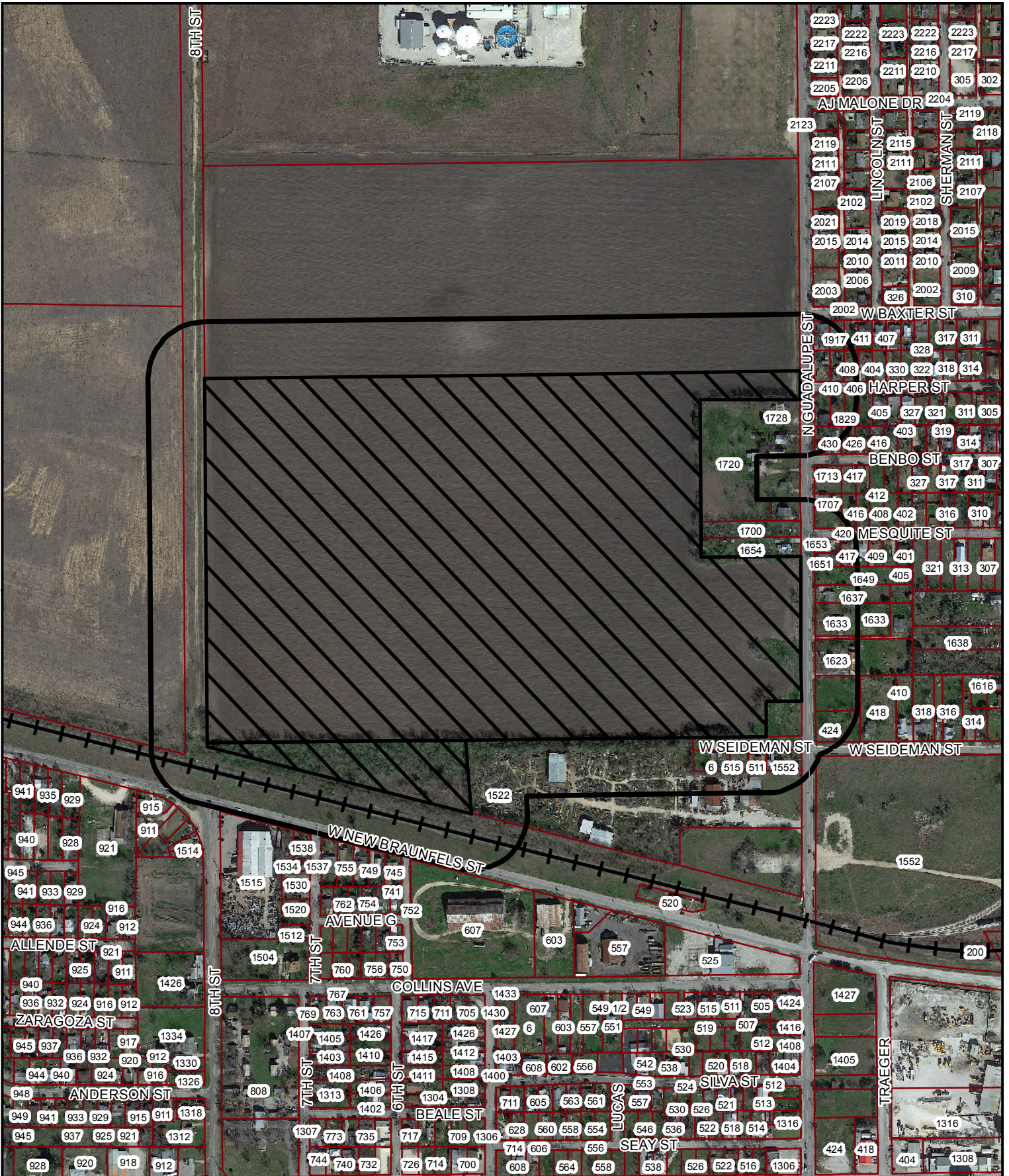
Lot Lines

1 inch = 450 feet

Printed: 6/19/2015

# LOCATION MAP

# ZC 14-15: N Guadalupe & Eighth St



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Site Location



200' Notification Buffer

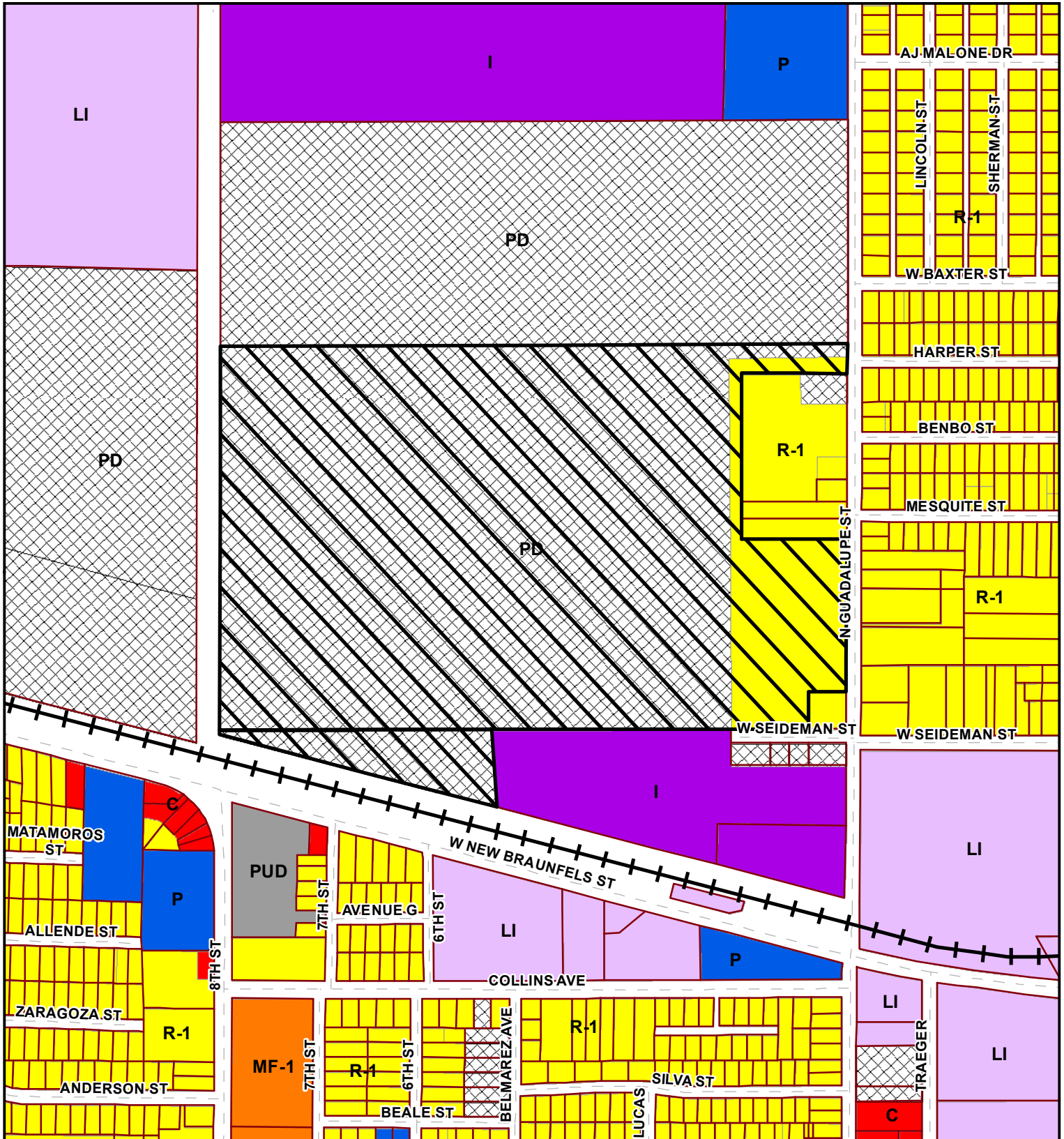
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# ZONING MAP

# ZC 14-15: N Guadalupe & Eighth St



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