

SEGUIN
TEXAS
PLANNING & CODES

Planning and Zoning Commission Report

ZC 18-23

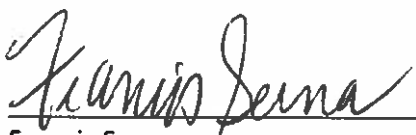
A request for Zoning Change 18-23 from Agricultural Ranch (A-R) to Commercial (C) for property located at 3965 E US. Hwy. 90, Property ID 170523 was considered during a public hearing at the Planning & Zoning Commission meeting on December 12, 2023.

Armando Guerrero presented the staff report. He stated that the applicant is requesting the zoning change to allow a pipe wholesale business operation. The property was annexed in 2002 and the site is undeveloped except for a manufactured home. He explained that the property would be required to go through the Commercial development process to allow for the proposed development. The request is compatible with the surrounding zoning in the area. The property is in the Commercial Corridor of the City's FLUP. He pointed out that uses within the Commercial Corridor should provide a buffer between larger thoroughfares and residential development and provide enhanced development standards. The property has a frontage along US Hwy 90; access to the site would require approval from TxDOT. The previous access to the property from the west will not be allowed. No responses to the request were received.

The regular meeting recessed, and a public hearing was held. There being no responses from the public, the regular meeting was reconvened for action.

After consideration of the staff report and all information given regarding Zoning Change (ZC 18-23), Commissioner Pedigo moved that the Planning and Zoning Commission recommended approval of the zoning change from Agricultural Ranch (A-R) to Commercial (C) for property located at 3965 E. US Hwy. 90. Commissioner Davila seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE THE ZONING CHANGE TO COMMERCIAL (C)



Francis Serna
Recording Secretary

MOTION PASSED
7-0-0



ATTEST: Armando Guerrero,
Planning Manager



PLANNING & CODES

**ZC 18-23 Staff Report
3965 E. US Hwy 90 (1.00 ac)
Zoning Change from A-R to C**

Applicant:

Ethan Lisenby
120 W. Scenic Trail
Weatherford, TX 76088

Property Owner:

Pipe Wholesalers of Texas, Inc.
120 W. Scenic Trail
Weatherford, TX 76088

Property Address/Location:

3965 E. US Hwy 90
Seguin, TX 78155

Legal Description:

ABS: 256 SUR: ANDREW NEILL 1.0000 AC.
Property ID: 170523

Lot Size/Project Area:

1.00 acre

Future Land Use Plan:

Commercial Corridor

Notifications:

Mailed: November 2, 2023
Newspaper: Oct 24, 2023

Comments Received:

None

Staff Review:

Armando Guerrero
Planning Manager

Attachments:

- Location Map
- Existing Zoning Map
- Future Land Use Plan Map
- Exhibit of Structure

REQUEST:

A Zoning Change request from Agricultural-Ranch (A-R) to Commercial (C).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	A-R	Vacant Residential
N of Property	I	AmeriTex Pipe & Products
S of Property	C	Undeveloped Land
E of Property	C	Undeveloped Land
W of Property	A-R	Undeveloped Land

SUMMARY OF STAFF ANALYSIS:

The Applicant is requesting a zoning change from Agricultural Ranch (A-R) to Commercial on a one-acre tract to allow for a pipe wholesale business operation. The property is within an area that contains a similar use that is being requested, and the requested zoning and use align with the requirements of the Commercial Corridor within the City’s Future Land Use Plan (FLUP). This requested zoning change would allow for the applicants proposed use, and allow for any uses that are permitted in commercial zoning for any future uses.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – Yes, commercial development (medium to large scale) are recommended within this corridor.

Compatible with existing and permitted uses of surrounding property – Yes, similar use is located within the area.

Adverse impact on surrounding properties or natural environment – None specifically identified.

Proposed zoning follows a logical and orderly pattern – Yes, the requested zoning would allow for proposed pipe wholesales use, and would allow any uses allowed in commercial zoning for future uses at that location.

Other factors that impact public health, safety or welfare – None specifically identified.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The request site is one acre in size and was zoned Agriculture Ranch (A-R) when it was annexed into the city in 2002. The site is undeveloped except for a manufactured home from the site's past residential use. Aerial imagery shows the manufactured home to be on the lot in 2005.

CODE REQUIREMENTS:

In order to develop the tract for commercial uses, the property must be zoned Commercial. The current zoning of Agricultural Ranch (A-R) restricts retail and services development. This property would be required to go through the commercial development process (Zoning, Platting, Site Plan Review, and Building permits) to allow for the proposed development. The platting and site plan portion of the process will address site access, drainage, landscaping, and building location.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The property to the north of the site (AmeriTex Pipe & Products) is zoned Industrial (I) and functions as a manufacturer of reinforced concrete pipe and box culverts. The property to the east and south of the site is zoned Commercial (C) and is under common ownership (Concrete Real Estate Investments, LLC) with the property to the north. The property to the west is a vacant Agricultural-Ranch (A-R) property that seems to be utilized as access to the subject property, and the commercially zoned property to the east is also under the ownership of Concrete Real Estate Investments, LLC.

HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.)
None specifically identified.

COMPREHENSIVE PLAN (The Future Land Use Plan):

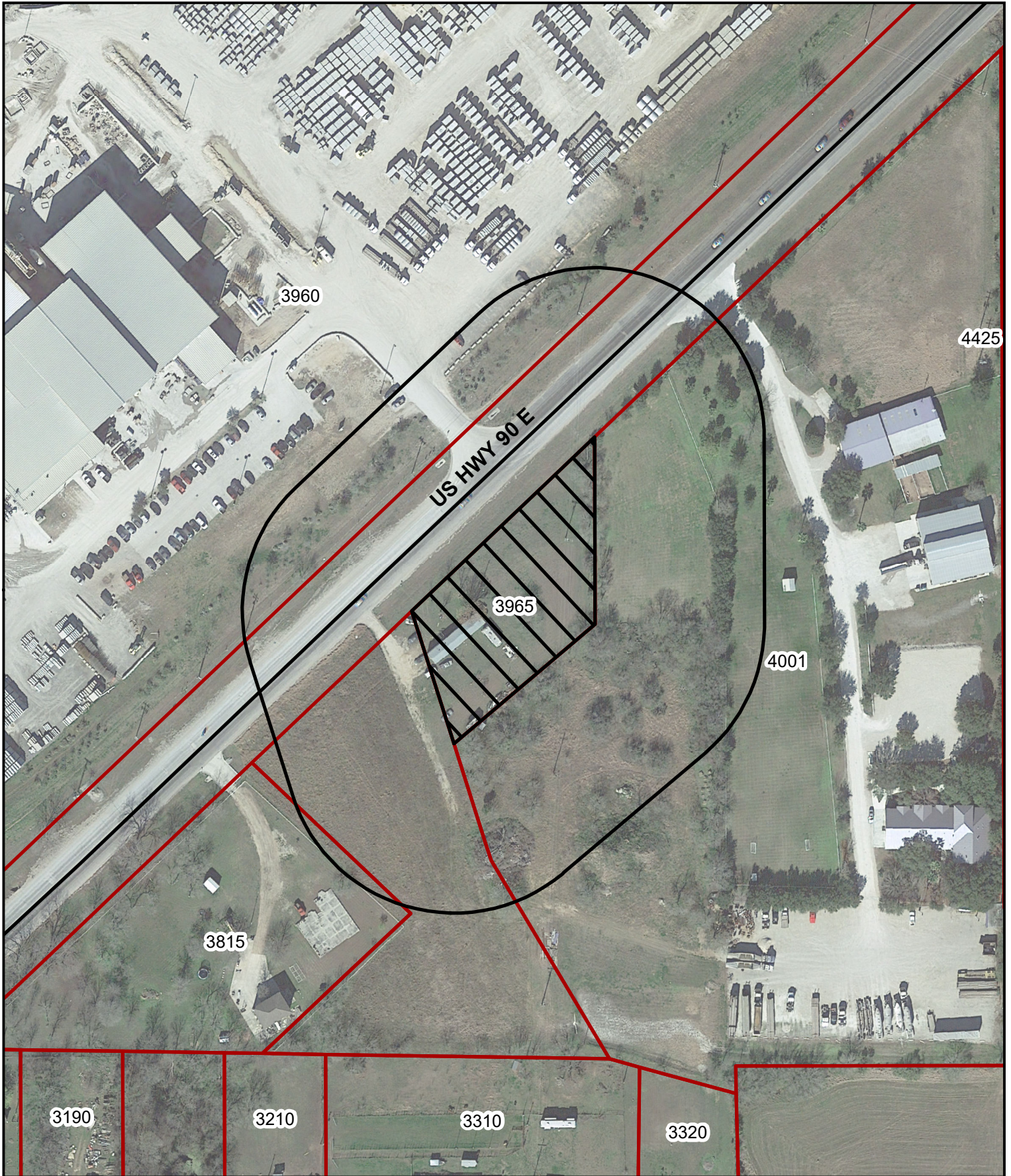
This property is located within the Commercial Corridor of the City's Future Land Use Plan. Uses within this corridor should accommodate medium to largescale commercial development, attract vehicular based traffic, and provide a buffer between larger thoroughfares and residential development. Enhanced development standards, such as landscaping requirements and façade treatment, should be required to promote high-quality commercial development.

STREET FRONTAGE & ACCESS:

This property contains frontage along US Hwy 90; access to the site would require review and approval from TxDOT. The past method of access (through the property to the west) to this property from it's past residential use would not be allowed.

OTHER CONSIDERATIONS:

The (2 acres) property to the east, (11.925 acres) property to the west, and the (66 acre) property to the north of the subject property are under the ownership of AmeriTex Pipe & Products company.



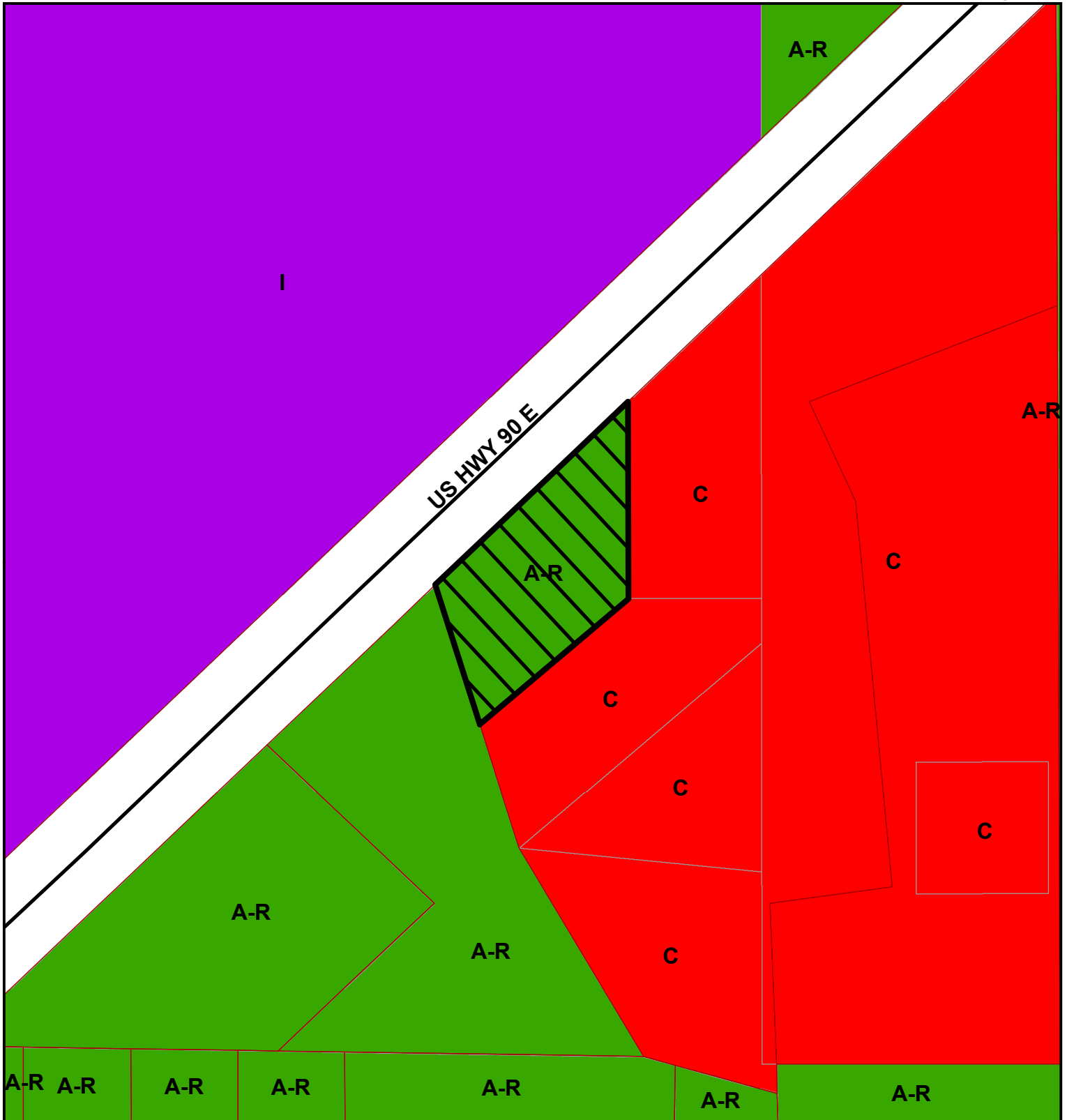
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  Property
 200' Buffer
 Lot Lines

1 inch = 150 feet
Printed: 10/30/2023

ZONING MAP

ZC 18-23 3965 E US Hwy 90



Site Location	Single Family Residential 1	MultiFamily 1	Neighborhood Commercial	Planned Unit Development
Streets	Single Family Residential 2	MultiFamily 2	Commercial	ROW
Agricultural - Ranch	Zero Lot Lines	MultiFamily 3	Light Industrial	
Rural Residential	Duplex 1	Manufactured-Residential	Industrial	
Suburban Residential	Duplex 2	Manufactured Home Park	Public	

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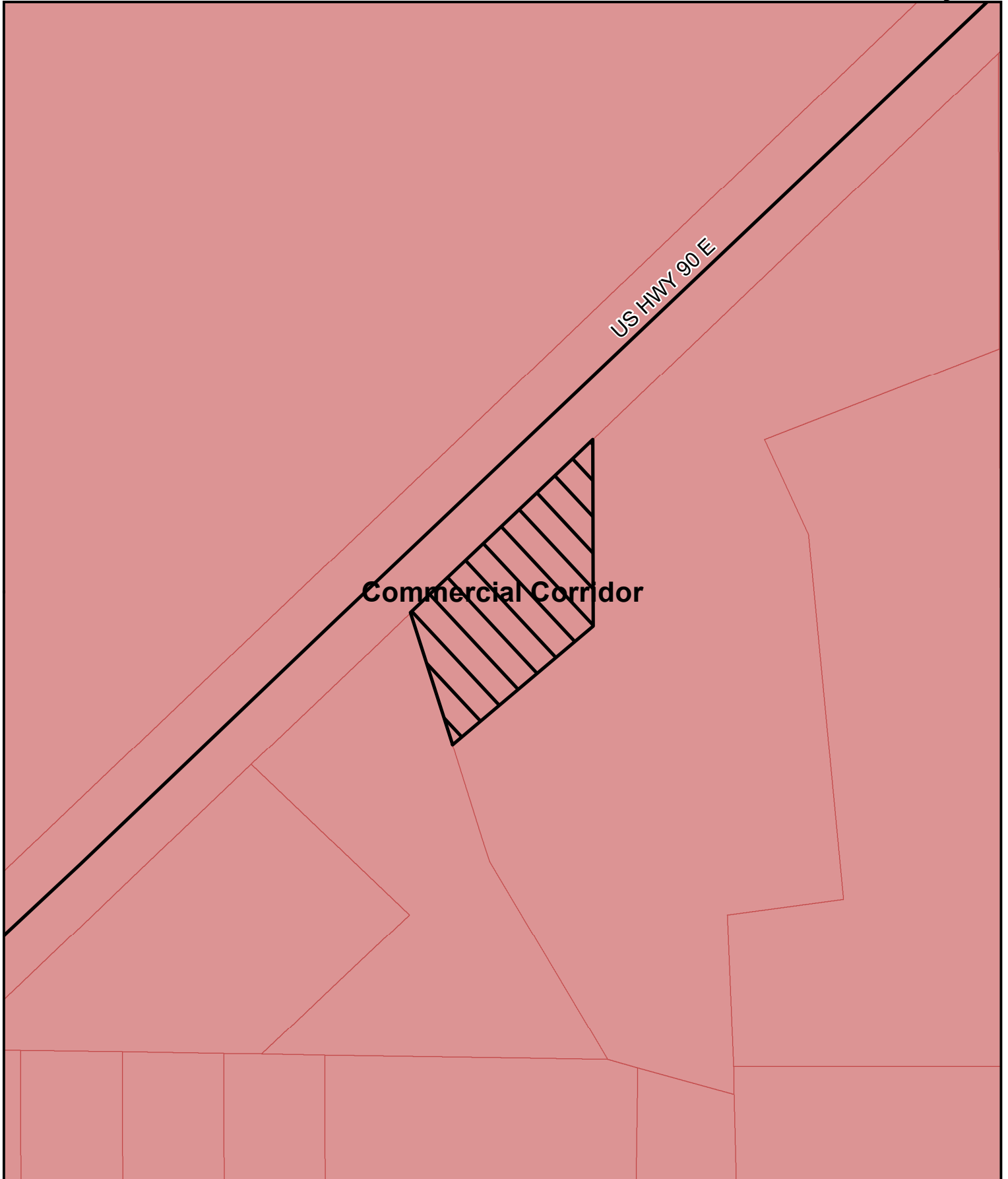
Site Location



Parcels

1 inch = 150 feet

Printed: 10/30/2023



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	 Site Location	1 inch = 150 feet Printed: 10/30/2023
	 Ownership	