



Planning and Zoning Commission Report ZC 17-19

A request for Zoning Change 17-19 was considered during a public hearing at the Planning & Zoning Commission meeting on October 8, 2019:

A Zoning Change from Agricultural-Ranch (A-R) to Light Industrial (LI) on a request for property located at 6138 US Hwy 90 E, Property IDs 71221, 121685 & 128559.

Ismael Segovia presented the staff report. He stated that the property is currently zoned Agricultural-Ranch and houses a vacant structure. The applicant is proposing to use the existing structure for a refurbishing and refilling operation for pressure gas cylinders for BBQ grills. The existing zoning does not allow for this use; Light Industrial would, but only inside a building. The surrounding land uses are in a natural rural state, except for some Light Industrial on the northeast corner of the US Hwy 90E and State Hwy 130 intersection. The property falls into two Future Land Use Districts, Conservation and Employment. The majority of the property is in the Employment district. Mr. Segovia further explained that this district's intent is to reduce conflicts between industrial activities and community needs. The proposed use is compatible with this district. The property located near two major transportation corridors. Staff is recommending approval of the zoning change request due the existing Light Industrial use and close proximity to major corridors.

The applicant, Doug Mann of 799 S Prairie Ln, Marshfield, MO was present to answer any questions from the Commission. He explained the operation in greater detail. The business refurbishes 20 pound cylinders that are used for BBQ grills with 5 gallon pressure vessels. They then fill the cylinders and ships to commercial operations. The Commission asked if it was a small propane tank fill station and if the general public can visit the site to purchase a new cylinder. Mr. Mann stated that this property will not be a point of sale and that the business is not open to the general public. For their other sites, an operation this size hires 20 people. The Commission also asked if there were similar operations in the area. Mr. Mann stated that this is a worldwide operation with its headquarters in Denmark. The company refurbishes 4 million tanks a year. He also informed the Commission that all state laws in regards to this type of operation will be adhere to and all applicable permits will be obtained.

The regular meeting was then recessed, and a public hearing was held.

Terry Kale of 247 Miltex Rd, informed City Staff about a leaking oil tanker. He stated that this tanker is on

the property and he is concerned about contamination.

Ronald Miller of 286 Rio Vista Dr. asked Mr. Mann if he was going to construct any other buildings near the northern property line. He stated that he owns the property to the north and would like to know his intent for this vacant portion of the property. Mr. Mann responded that he was only going to use the existing structure and not expand the operations to the northern part of the property. He was considering fencing the structure.

There being no additional responses from the public the regular meeting reconvened.

After consideration of the staff report and all information given regarding Zoning Change (ZC 17-19), Commissioner Schievelbein moved that the Planning and Zoning Commission recommend approval of the zoning change from Agricultural-Ranch to Light Industrial for 6138 US Hwy 90 E. Commissioner Garza seconded the motion. The following vote was recorded:

RECOMMENDATION TO DENIAL ZONING CHANGE TO NEIGHBORHOOD COMMERCIAL (NC)

MOTION PASSED

6 -0-0



Francis Serna
Planning Assistant



ATTEST: Ismael B Segovia
Asst. Director of Planning & Codes



PLANNING & CODES

Applicant:

Kosan Crisplant Missouri, Inc.
799 S. Prairie Lane
Marshfield, MO

Property Owner:

Donnell Rental Properties,
LLC
6138 E. US 90
Seguin, TX 78155

Property Address/Location:

6138 E. US 90
Seguin, TX 78155

Legal Description:

Helicopter Repair, ABS. 316
SUR: John Tom

Lot Size/Project Area:

Approx. 22.30 acres

Future Land Use Plan:

Employment/Conservation

Notifications:

Mailed: 09-26-19
Newspaper: 09-22-19

Comments Received:

None

Staff Review:

Ismael B. Segovia
Asst. Dir. of Planning & Codes

Attachments:

- Location Map
- Existing Zoning Map
- Future Land Use Plan Map

REQUEST:

A Zoning Change request from Agricultural-Ranch to Light Industrial.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	A-R	Farmland
N of Property	A-R	Rural land
S of Property	A-R	Farmland
E of Property	LI	Manufacturing
W of Property	A-R	Rural land

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant is seeking a zoning change for a 22.30-acre parcel at the corner of US Hwy 90 E and State Hwy 130. The applicant is proposing to use the existing structure on the site for the refurbishing and refilling of pressure gas cylinders used by BBQ grills. Considering the proximity to State Hwy 130 and the nearby Light Industrial parcel, staff recommends approval of the zoning change from Agricultural-Ranch to Light Industrial.

Planning Department Recommendation:

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

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

This property is currently zoned Agricultural-Ranch. The existing metal structure is not in use. Site was used by a transportation trucking company in the past.

CODE REQUIREMENTS:

The Light Industrial zoning district consists of commercial enterprises involved in research and development, light manufacturing, packaging, warehousing, distribution, and skilled mechanical trades. Unlike heavy industrial uses, land uses permitted within this district are primarily uses that will take place inside of a building, will have minimal or no outdoor storage, and do not emit detectable particulates, odor, smoke, gas fumes, light, vibrations or noise beyond the property lines. UDC site development standards require outdoor storage to be screened from streets and adjacent properties.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

This property is located on the north side of State Hwy 90 E and west of State Hwy 130, with access from State Hwy 90 E. There is an area of light industrial land uses along the eastern side of State Hwy 130. The surrounding properties are in a natural rural state. The applicant will be conducting their work within the existing metal structure that is located away from the two residential structures to the south.

COMPREHENSIVE PLAN:

The property is within the Employment and Conservation future land use districts. The intent of the Employment District is to reduce the conflict between industrial activities and community uses. The Comp Plan recommends that future designations of industrial areas be concentrated within Employment Districts.

The Conservation District is intended to conserve the natural fabric of the land. These areas have significant tree coverage and are predominantly undeveloped. Complementary uses could include parks, trails, rural residential and cluster residential development.

When examining the Future Land Use map, the property is predominantly within the Employment District. The structure and area of the property that will be used by the applicant is within the Employment District thus the proposed use being appropriate for the site.

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

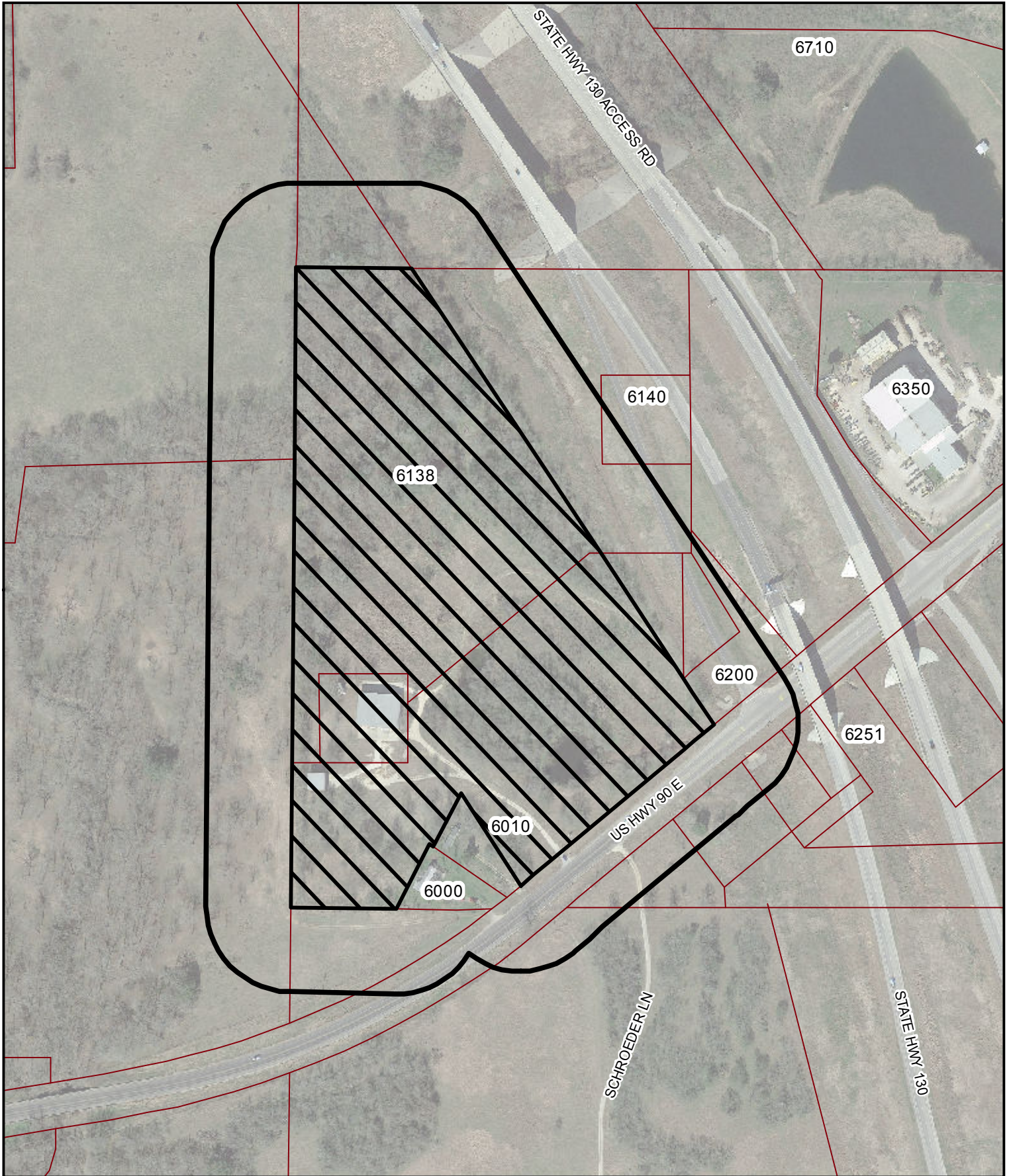
A portion of the property is located within an unstudied floodplain. The unstudied floodplain crosses the property from the northeast corner to the southwest corner. Any new development of the property will need to be coordinated with the City's Floodplain Manager.

TRAFFIC (STREET FRONTAGE & ACCESS):

The property has frontage on State Hwy 90 E only. No frontage road for SH-130 is slated to be built along the eastern portion of this property.

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 site plan review) as required.



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Site Location

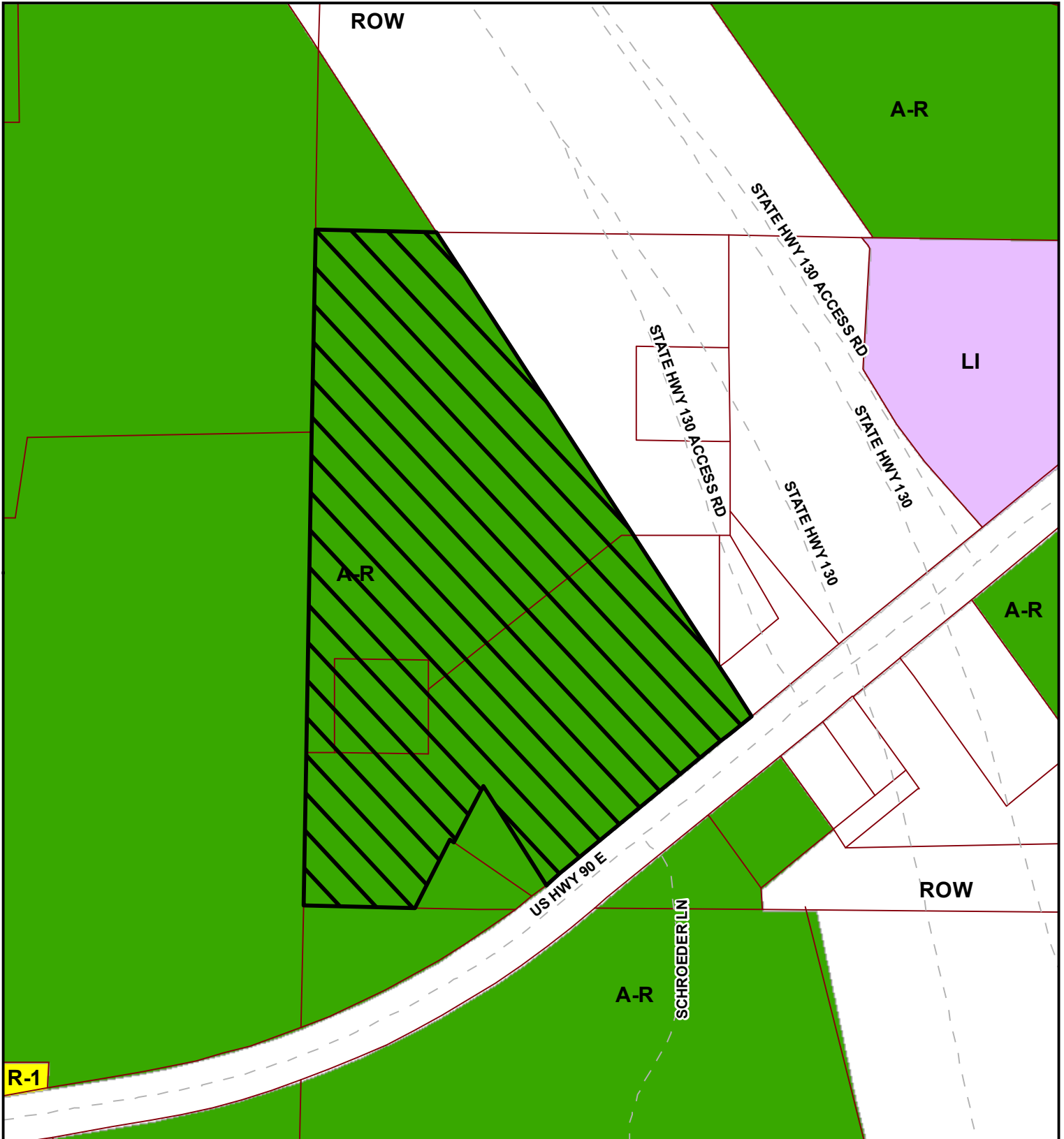


200' Notification Buffer

Lot Lines

1 inch = 300 feet

Printed: 9/17/2019



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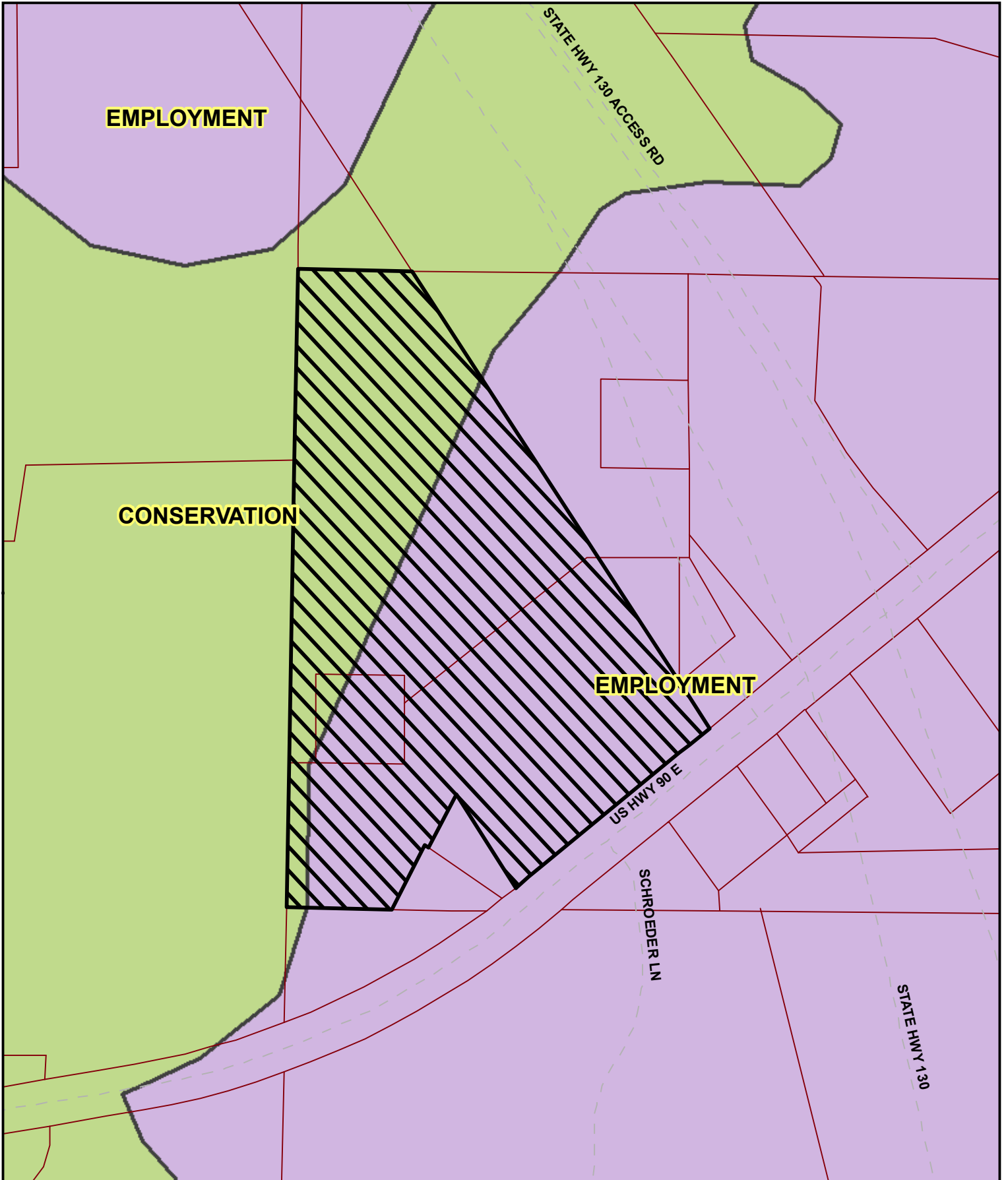
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