



Planning and Zoning Commission Report ZC 04-15

The following request was considered during a public hearing at the Planning & Zoning Commission meeting on March 10, 2015:

ZONING CHANGE request from A-R to Commercial for the properties located at 3957, 3961, 3955, and 4001 US HWY 90 E., approx. 11.94 acres, Property ID's 68442, 68441, 68408, 63709, and 63708

Helena Schaefer presented the staff report. The applicant is proposing to build the concrete plant's offices. Notifications were mailed on February 27, 2015 and published on February 22, 2015 with one property owner visiting city hall asking for more information on the request. He was not in favor or opposed to the request. Due to the close proximity of the concrete plant the placement of the office and accessory operations would be compatible for the zoning. Staff recommended approval of the zoning change. It was also noted that all standards should be adhered to with the development of this property.

The zoning to commercial was discussed and what is allowable if approved. The display of products on this site was questioned. Staff informed the board that for retail service with outdoor storage and/or display is limited use in commercial zoning districts and would require administrative approval.

Ken Reininger, applicant was present to answer questions. He explained that the use of this property for product display is not part of the plan. There will be no construction, inventory, or storage of materials. The site will be used for offices.

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, the Planning and Zoning Commission voted 8-0-1, to Recommend to City Council to Approve the zoning change request to Commercial.

RECOMMENDATION TO APPROVE ZONING CHANGE TO COMMERCIAL— MOTION PASSED 8-0-1

Dora Toungate
Planning Assistant

ATTEST: Pamela Centeno
Director of Planning/Codes



City of Seguin

Planning/Codes Department
Staff Report

ZC 04-15
3957, 3961, 3955, and 4001 US HWY 90 E.
Zoning Change

Applicant:

Ken Reininger
111 E. Mountain St.
Seguin, TX 78155

Property Owner(s):

AmeriTex Pipe & Products,
LLC
PO BOX 150
Seguin, TX 78155

Property Address/Location:

3957, 3961, 3955, and 4001
US HWY 90 E.

Legal Description:

Property ID's 68442, 68441,
68408, 63709, and 63708

Lot Size/Project Area:

Lot – approx. 11.94 acres

Future Land Use Plan:

Town Approach and
Emergent Residential

Notifications:

- Mailed: Feb 27, 2015
- Published: Feb 22, 2015

Comments Received:

None to date

Staff Review:

Helena Schaefer
GIS Analyst
March 3, 2015

Attachments:

- Location Map
- Zoning Map
- FLUP Map

REQUEST: A Zoning Change request from Agricultural-Ranch to Commercial.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	A-R	Residence/vacant lots
N of Property	I/A-R	Residence/Ameritex
S of Property	A-R	Vacant farm land
E of Property	A-R	Vacant lot
W of Property	A-R/I	Residence/vacant lots

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

Staff recommends the approval of this zoning change request from A-R to C. Staff finds the proposed use of the properties for the AmeriTex's offices compatible with the Future Land Use Plan.

Planning Department Recommendation:

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

CASE SUMMARY:

The applicant is proposing a zoning change from Agricultural-Ranch (A-R) to Commercial (C) for four properties amounting to 11.925 acres. Originally the applicant, AmeriTex was planning to build their permanent offices on the site across the street, at the concrete plant. The Specific Use Permit that was issued on August 14, 2013 consisted of one condition regarding temporary structures.

“Any structures placed on the site approved as Temporary structures are to be removed within 24 months of the date of the issuance of this SUP. If replaced, they are to be with buildings, parking, landscaping, screening, and stormwater management practices, and other requirements per City Codes or the SUP whichever is more stringent.”

During the one year review on August 12, 2014, it was recommended by staff that the SUP be reviewed in another 12 months “to assess the progress of the construction of the permanent office building”.

CODE REQUIREMENTS:

The property is zoned Agricultural-Ranch. A zoning change is required for the proposed use because an office is not allowed in an A-R district. A rezone to Commercial would allow for the development of professional offices.

COMPATIBILITY WITH SURROUNDING LAND USES & ZONING:

The property is located in an area of rural residential, farm land, and of course the AmeriTex concrete plant. Due to the close proximity of the concrete plant, placement of their offices across the highway would be compatible.

COMPREHENSIVE PLAN:

The site is located in both the Emergent Residential and Town Approach Districts. The majority of the properties are located within the Town Approach District. The intent of this district is to provide an attractive corridor into Seguin (US Hwy 90 E). The appropriate uses within this district are single-family residential, agricultural-ranch, suburban residential, public, and commercial. Rezoning these properties to Commercial would be appropriate.

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

The applicant has not identified any health, safety, or environmental concerns.

TRAFFIC (STREET FRONTAGE & ACCESS):

The properties are accessible from US Hwy 90 E.

PARKING:

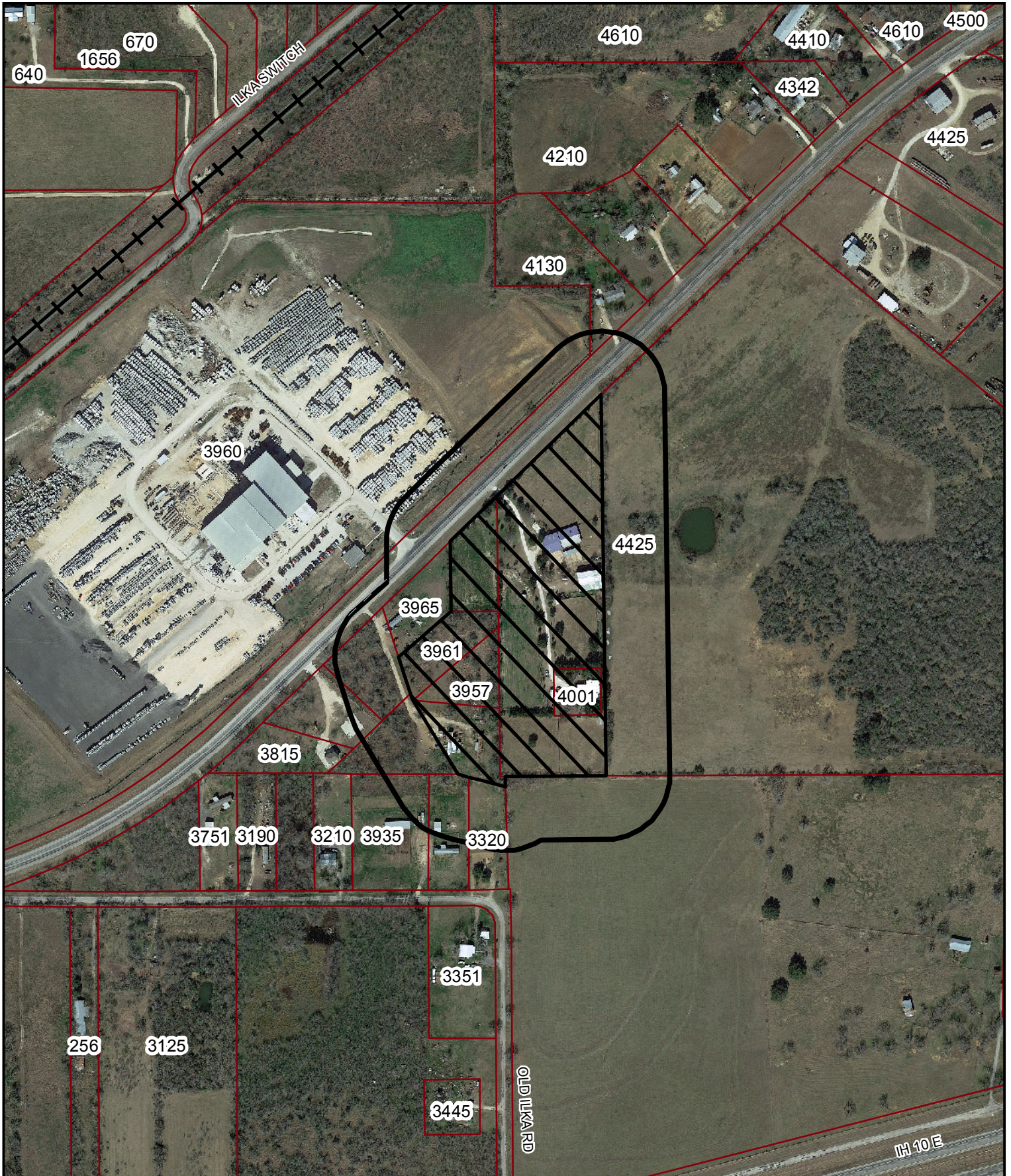
According to the Off-Street parking section of the Seguin Zoning Ordinance, for every two hundred and fifty (250) square feet of gross floor area, one (1) parking space is required.

OTHER CITY CODE REQUIREMENTS:

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, landscaping, and site plan review).

LOCATION MAP

ZC 04-15: 4001 US Hwy 90 E



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

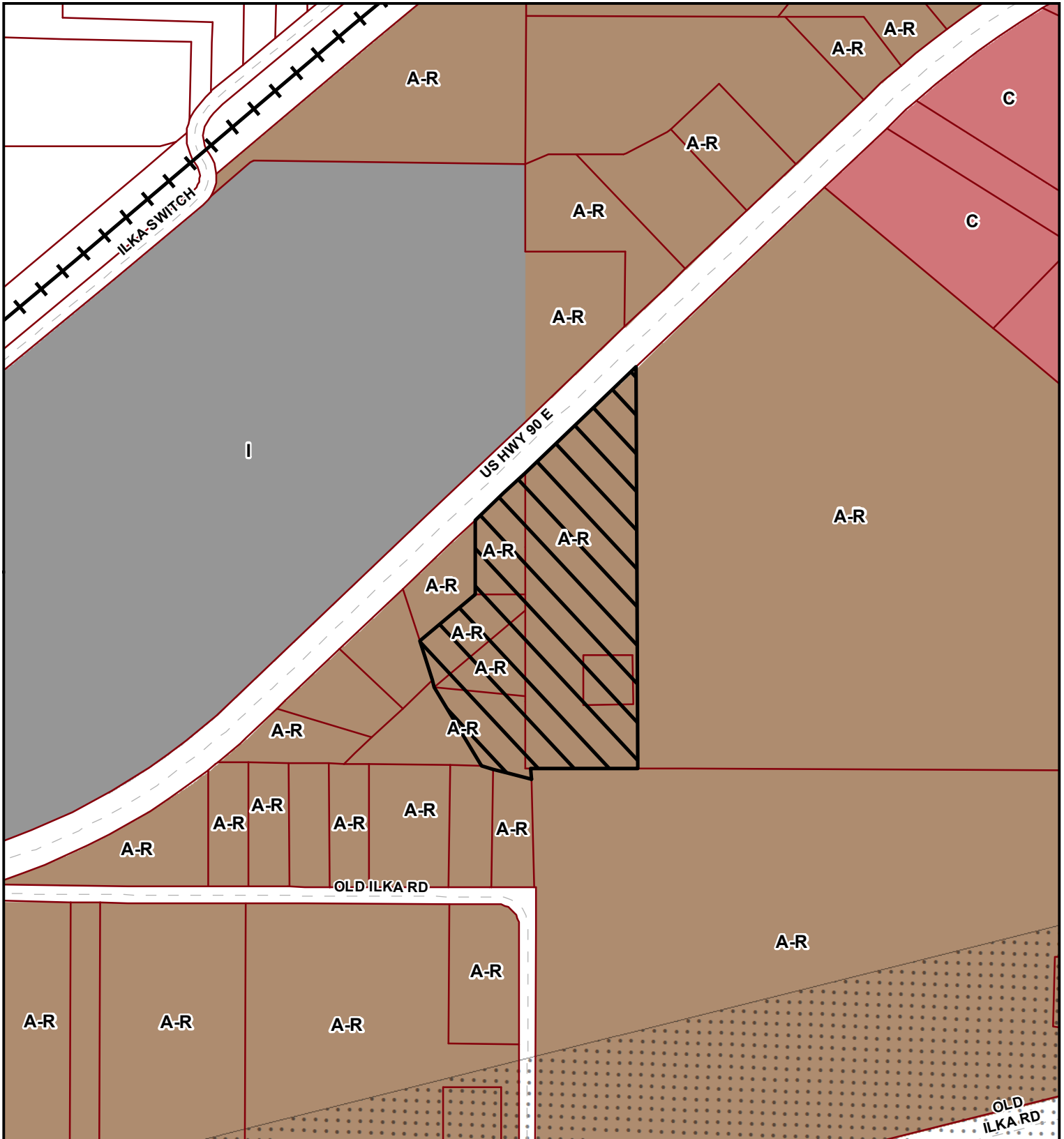
Lot Lines

1 inch = 400 feet

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ZONING MAP

ZC 04-15: 4001 US Hwy 90 E



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

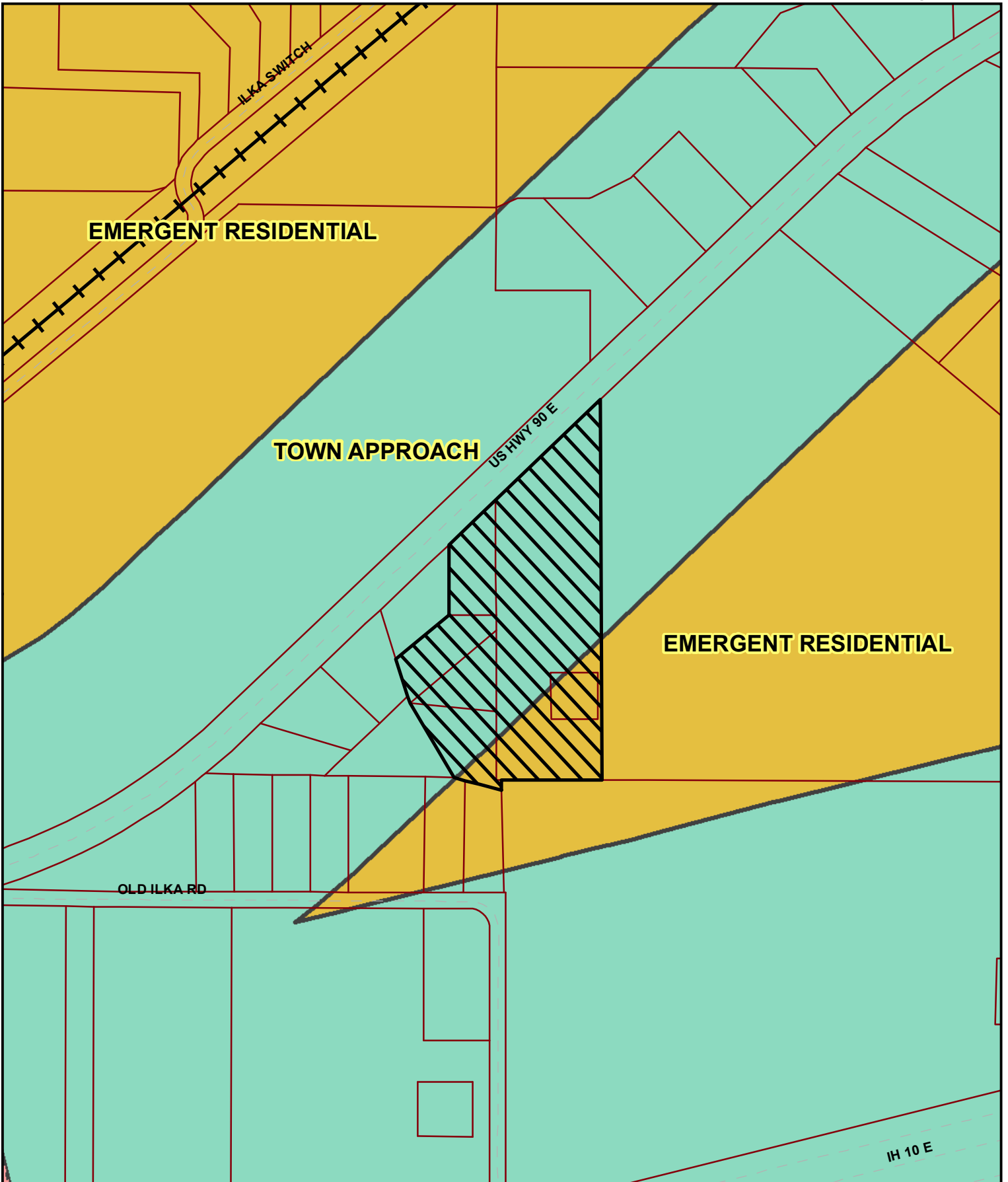
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Site Location



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