



PLANNING & CODES

Planning and Zoning Commission Report ZC 25-21

A request for Zoning Designation 25-21 (P) for property located at 450 Seitz Road, Property ID 59124 was considered during a public hearing at the Public and Virtual Planning & Zoning Commission meeting on November 9, 2021.

Helena Schaefer presented the staff report. She stated that the property is currently in the annexation process, with the first reading and public hearing at the November 2nd council meeting.

She advised the Commission that the property belongs to the City of Seguin and houses the Geronimo Wastewater treatment plant. The plant was built on the banks of the Geronimo Creek in 1989. The city is looking to upgrade the plant, while decommissioning the Walnut Branch Wastewater treatment plant. As the expansion of the plant will require permits, the city would like the permits to come from the city and not the County.

The property is surrounded by properties located outside of the city limits with uses of agricultural or residential use. The Randolph Air Force Base auxiliary airfield is to the northeast. The property is in the Riverside future land use district and public is an appropriate use for this district.

Staff recommended approval of the zoning designation to public.

The regular meeting 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 Designation (ZC 25-21), Commissioner Spahn moved that the Planning and Zoning Commission recommended approval of the zoning designation from Public (P) for property located at the 450 Seitz Road. Commissioner Schievelbein seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE THE ZONING DESIGNATION TO PUBLIC (P)

**MOTION PASSED
9-0-0**

A handwritten signature in black ink, appearing to read "Francis Serna", written over a horizontal line.

Francis Serna, Planning Assistant

A handwritten signature in black ink, appearing to read "H. Schaefer", written over a horizontal line.

ATTEST: Helena Schaefer, Planning Supervisor



PLANNING & CODES

ZC 25-21 Staff Report 450 Seitz Rd (Voluntary Annexation) Zoning Designation - P

Applicant:

City of Seguin
205 N River St
Seguin, TX 78155

Property Owner:

Same as applicant

Property Address/Location:

450 Seitz Rd

Legal Description:

Abs: 35 Sur: John Sowell
45.13 ac, Property ID #
59124

Lot Size/Project Area:

Approx. 45.13 acres

Future Land Use Plan:

Riverside

Notifications:

Mailed: Oct 30, 2021
Newspaper: Oct 24, 2021

Comments Received:

None

Staff Review:

Helena Schaefer
Senior Planner

Attachments:

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

REQUEST:

A Zoning designation request to "Public".

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	None - OCL	Geronimo Wastewater Treatment Plant
N of Property	None - OCL	Residential
S of Property	None - OCL	Farmland/Residential
E of Property	None - OCL	Randolph Auxiliary Airfield
W of Property	None - OCL	Geronimo Creek

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

Staff finds that the existing land use of the site is compatible with the future land use district and recommends approval of the zoning designation request to Public.

Planning Department Recommendation:

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

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The 45 acre tract is located at 450 Seitz Rd along the Geronimo Creek and is currently outside of the city limits. This is the location of the City of Seguin's Geronimo Wastewater treatment plant. The City is planning to expand the facility, while decommissioning the Walnut Branch Wastewater treatment plant near Starcke Park.

CODE REQUIREMENTS:

The initial zoning of a property following voluntary annexation is established as Agricultural-Ranch unless the property owner makes a specific request. Since the property belongs to the City of Seguin and is used for public use, the City is requesting a zoning designation of Public (P). The property had its second reading on annexation at last week's November 2, 2021 Council meeting.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The property has been the site for the City of Seguin's Geronimo Wastewater Treatment Plant since 1989, about the same time the City assigned zoning. Uses in the area are mainly residential and agricultural; however, directly to the east is the Randolph Auxiliary Airfield. There is no zoning for the surrounding properties, as they are outside the city limits.

COMPREHENSIVE PLAN:

The property is located within the Riverside District. Public land uses are recommended in this district, and all other future land use districts.

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

No significant historical, cultural, or environmental concerns have been identified for this site.

TRAFFIC (STREET FRONTAGE & ACCESS):

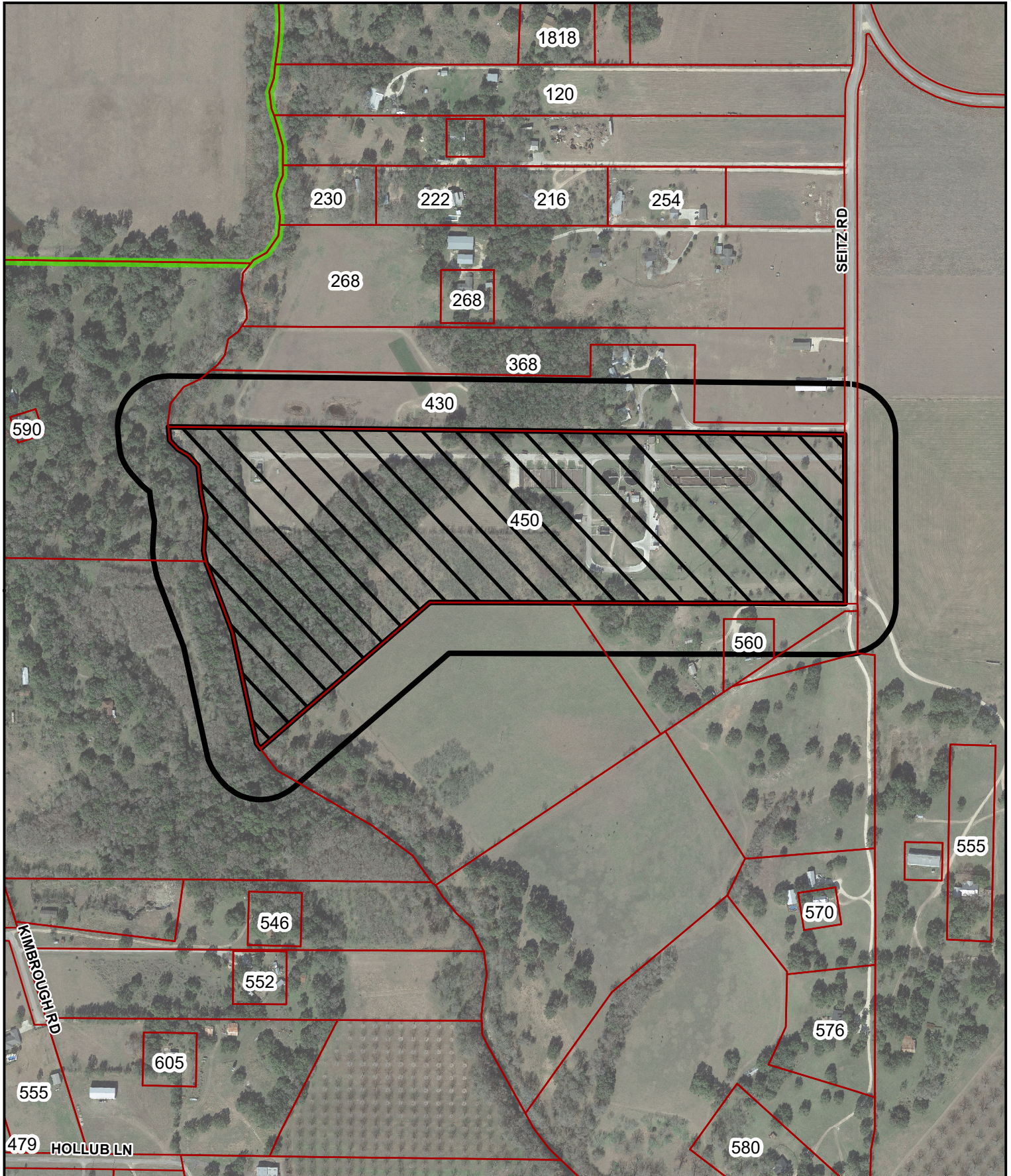
The property has access from Seitz Rd.

OTHER CONSIDERATIONS:

The City of Seguin is annexing and zoning the property because of the planned expansion to the treatment plant. If the property remains in the County, the County would have to issue permits for the expansion.

LOCATION MAP

ZC 25-21 450 Seitz 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.



Lot Lines



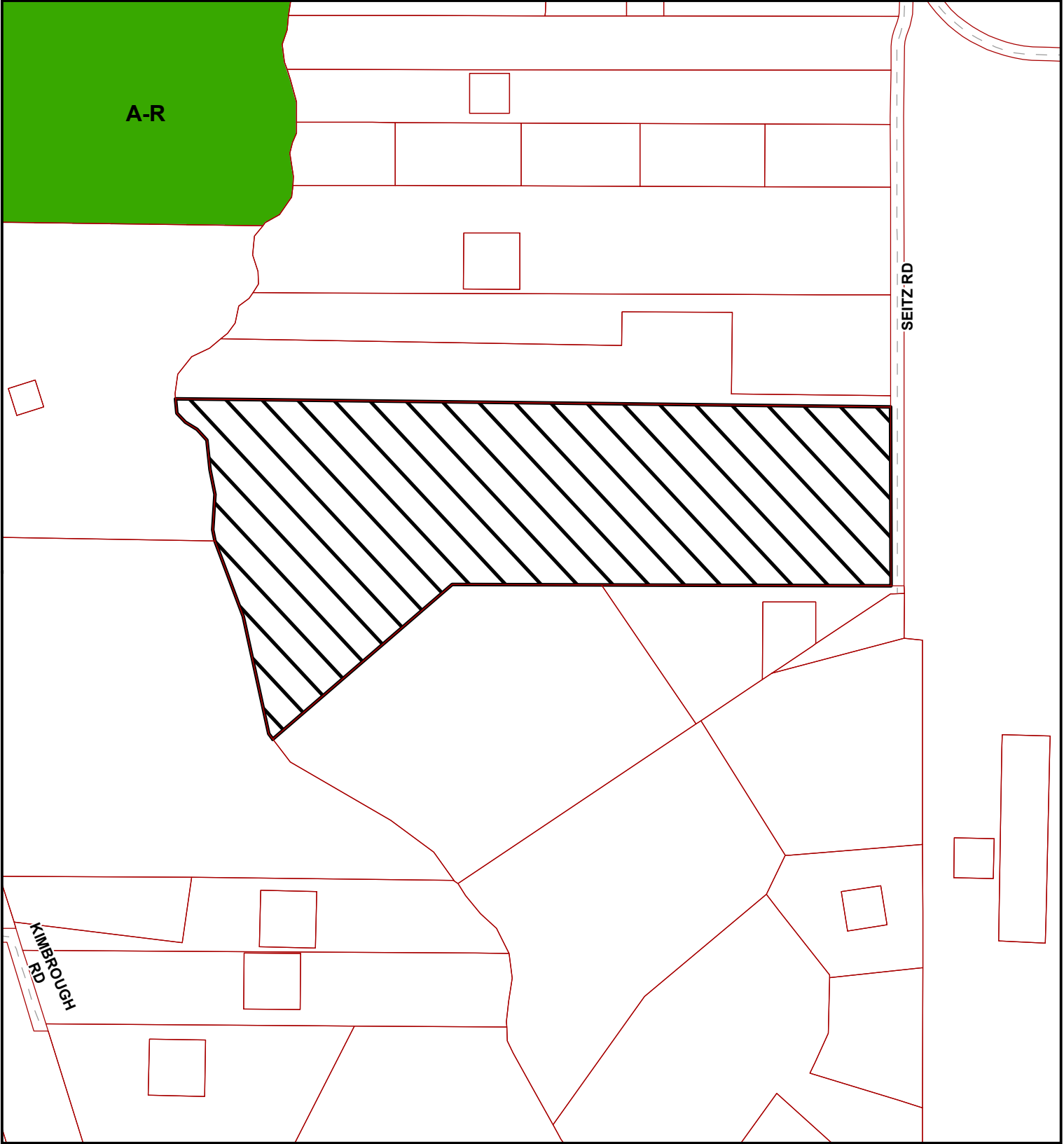
Site Location

200' Notification Buffer
1 inch = 500 feet

Printed: 9/24/2021

ZONING MAP

ZC 25-21 450 Seitz Rd



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

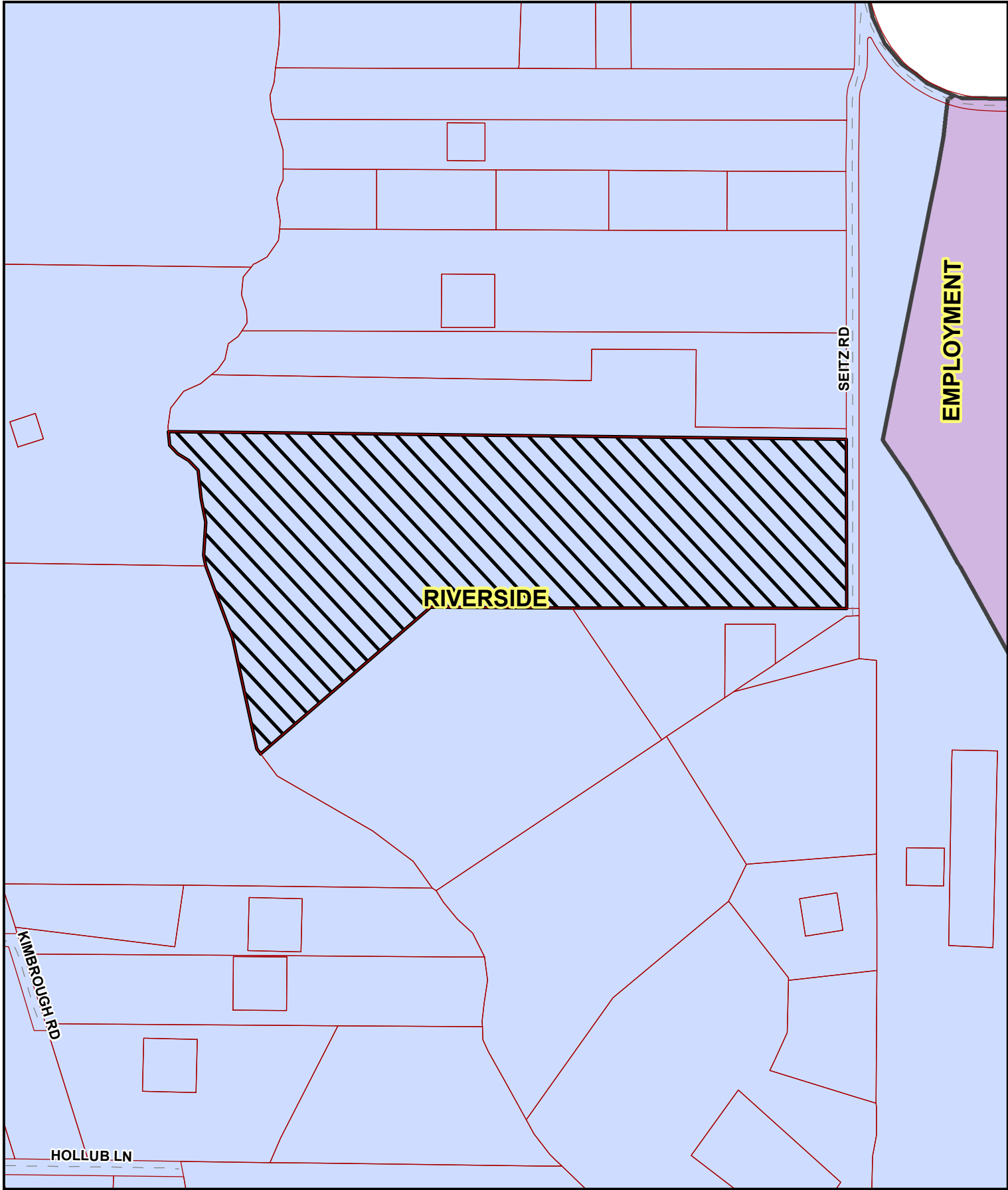
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Ownership

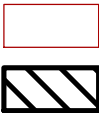
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Ownership
Site Location

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