



PLANNING & CODES

Planning and Zoning Commission Report ZC 14-22

A request for Zoning Change 05-22 from Agricultural Ranch (A-R) to Commercial (C) for property located the SE corner of US 90E and IH 10 E, Property ID 43195 was considered during a public hearing at the Public and Virtual Planning & Zoning Commission meeting on August 9, 2022.

Helena Schaefer presented the staff report. She said a self-storage facility is being proposed for the site. The use is allowed in a commercial zone as long as there is no outdoor storage. If the storage facility changes to do outdoor storage in the future, a specific use permit is required. Ms. Schaefer informed the Commission that the property was annexed in 2002 and has its original zoning designation of Agricultural Ranch.

Ms. Schaefer gave a brief overview of the surrounding properties and indicated that the proposed zoning would be compatible to the existing uses and zoning in the area. The properties are in the Regional Node B land use district in which Commercial use is appropriate.

She stated that the properties will only take access from US 90 E, which is TxDOT right-of-way. Driveway access will need TxDOT approval. No health, safety or environmental issues have been identified. No adverse impacts were identified.

Joe Wright, the applicant stated his idea is for a high end storage facility. He was available to answer questions.

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 Change (ZC 14-22), Commissioner Lievens moved that the Planning and Zoning Commission recommended approval of the zoning change to Commercial (C) for property located at the SE corner of US 90E and IH 10 E. Vice-Chair DePalermo seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE THE ZONING CHANGE TO COMMERCIAL (C).

MOTION PASSED
7-0-0

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

Francis Serna, Planning Assistant

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

ATTEST: Helena Schaefer
Planning Supervisor



PLANNING & CODES

ZC 14-22 Staff Report
SE Corner of US 90E & IH 10E
Zoning Change from A-R to C

Applicant:

Joseph Wright
1024 N Austin St
Seguin, TX 78155

Property Owner:

Same as applicant

Property Address/Location:

SE Corner of US Hwy 90E &
IH 10 E

Legal Description:

Lot 6 of Sunrise Acres
Property ID: 43195

Lot Size/Project Area:

8.28 acres

Future Land Use Plan:

Regional Node B

Notifications:

Mailed: July 28, 2022
Newspaper: July 24, 2022

Comments Received:

None

Staff Review:

Helena Schaefer
Senior Planner

Attachments:

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

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 lot
N of Property	ROW	Intersection of IH 10E & US Hwy 90E
S of Property	R-1	Sunrise Acres Residential Subdivision
E of Property	A-R/R-1	Vacant Lot, Sunrise Acres
W of Property	A-R/C	Guad Co JP 1/Grapevine Storage

SUMMARY OF STAFF ANALYSIS:

The property located on the southeast corner of US Hwy 90E and IH 10E is currently zoned Agricultural-Ranch (A-R). The applicant is proposing to rezone the 8.28 acres to Commercial (C). The proposed commercial zoning is consistent with the Future Land Use Plan; the Regional Node B recommends commercial uses. There is a degree of compatibility with existing uses along US 90E. However, there is an existing residential subdivision, Sunrise Acres and Deerwood Circle.

The Commission should consider the recommendations of the Future Land Use Plan, as well as the existing land uses/zoning in the area.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – Consistent

Compatible with existing and permitted uses of surrounding property – Similar uses along US 90 E

Adverse impact on surrounding properties or natural environment – None identified

Proposed zoning follows a logical and orderly pattern – Commercial development next to a major thoroughfare would follow a logical pattern of development.

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

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The vacant property is approximately 8.28 acres. The property was annexed in 2002; it has its original zoning designation of A-R assigned at the time of the annexation process.

CODE REQUIREMENTS:

The applicant is proposing a self-storage facility; this use is permitted on a Commercially zoned property. According to the UDC, Section 3.4.3 Land Use Matrix, to develop lots for commercial use, the property has to be zoned C. If the commercial use has any outdoor storage or display component, an approved Specific Use Permit is required.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

As this property is located near a major intersection, most of the properties are zoned for non-residential use. Immediately to the southwest, it is the Guadalupe County Justice of the Peace #1 office, and it has a split zoning of public and ag-ranch. Across the US 90 right-of-way, there is an existing storage facility, and it is zoned commercial; there is no outside storage. Further to the west, there is another storage facility within the properties zoned light industrial. To the north is the IH 10E right-of-way. To the southeast and east, there are two established residential subdivisions, Sunrise Acres and Deerwood Circle; both are zoned Single-Family Residential 1. There is zoning and use compatibility with those properties fronting US 90E, but not with the properties along Sunbelt Rd.

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

No health, safety and general welfare issues have been identified.

COMPREHENSIVE PLAN (The Future Land Use Plan):

The property is located in the Regional Node B future land use district of the Comprehensive Plan. The intent of the regional nodes is to encourage development at a regional scale with an emphasis on trip reduction. Nodes are areas where regional retail and services are found with multi-family designations. Commercial is an appropriate use for this future land use district.

TRAFFIC (STREET FRONTAGE & ACCESS):

The lots have frontage along US Hwy 90E and the south access road of IH 10E. Both are TXDOT right-of-ways and will required their approval for access.

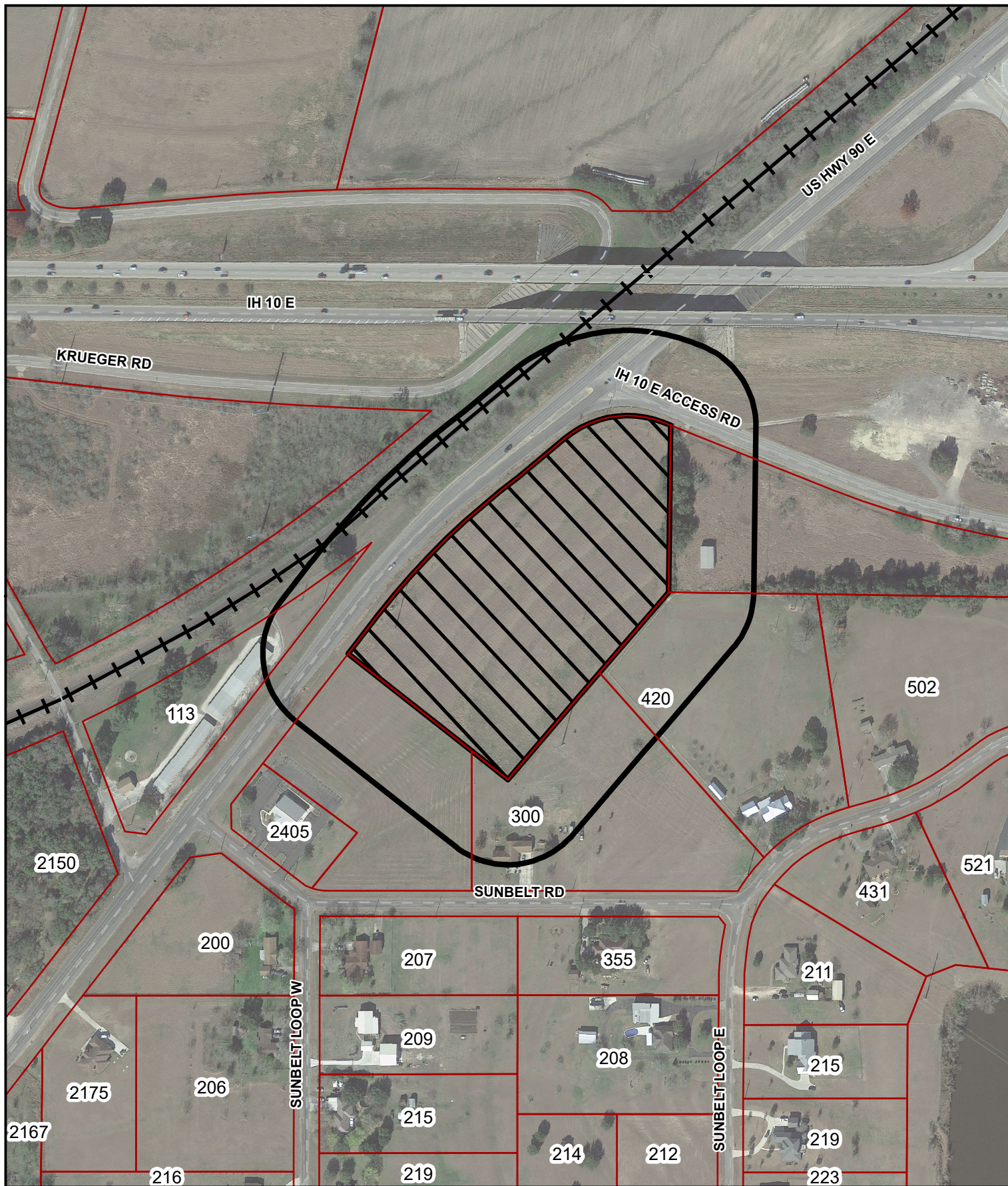
OTHER CONSIDERATIONS:

As always, development of vacant land will be required to follow all development standards, to include, but not limited to drainage, landscaping, buffering to residential properties, etc.

The Commission should also take into consideration that any plans provided by the applicant are just proposed. Until the plans are engineer-designed and approved by all reviewing entities, these plans can change.

LOCATION MAP

ZC 14-22 SE Corner of Hwy 90 & I-10 Access 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



200' Notification Buffer

1 inch = 300 feet

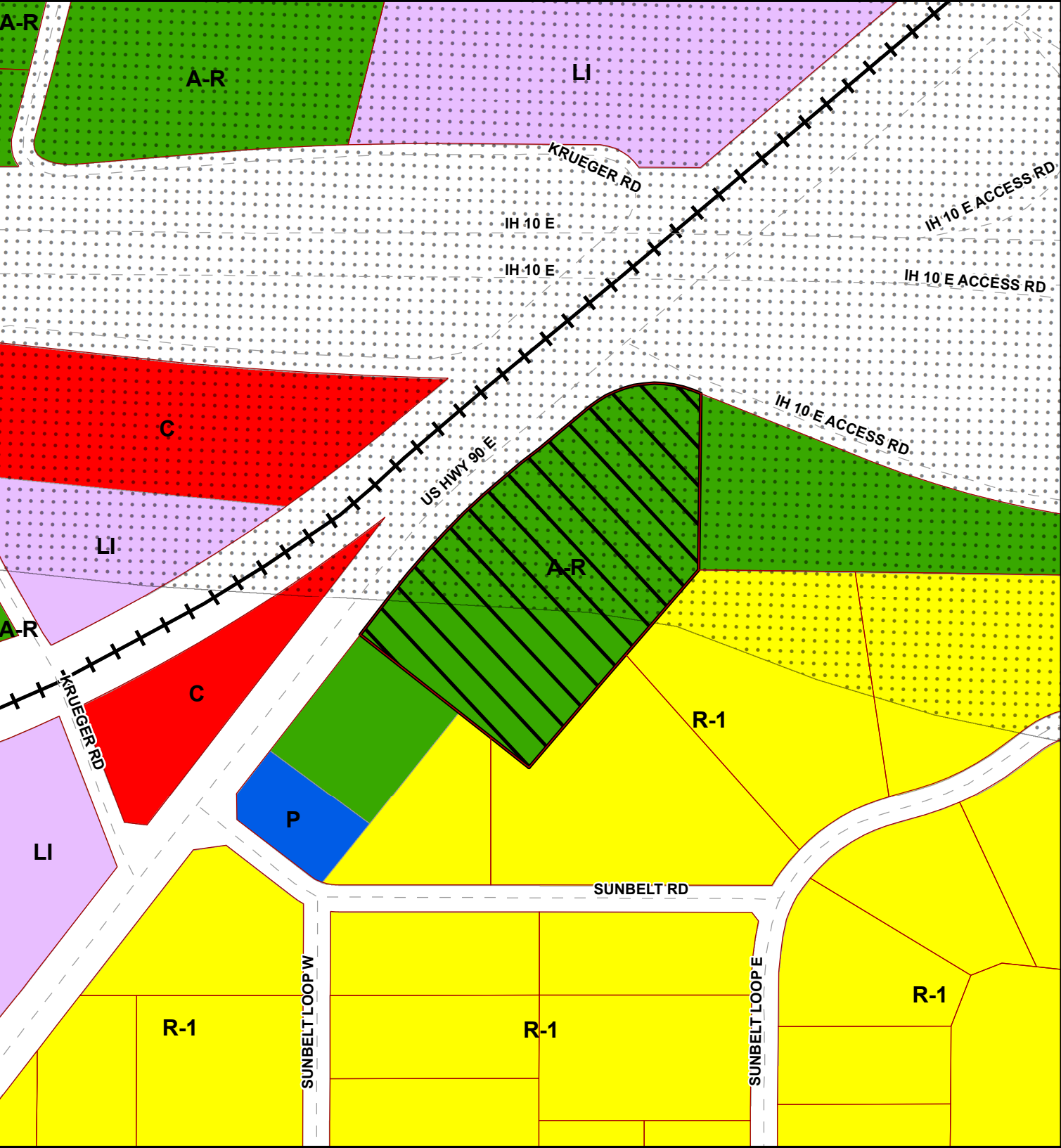


Site Location

Printed: 7/18/2022

ZONING MAP

ZC 14-22 SE Corner of Hwy 90 & I-10 Access 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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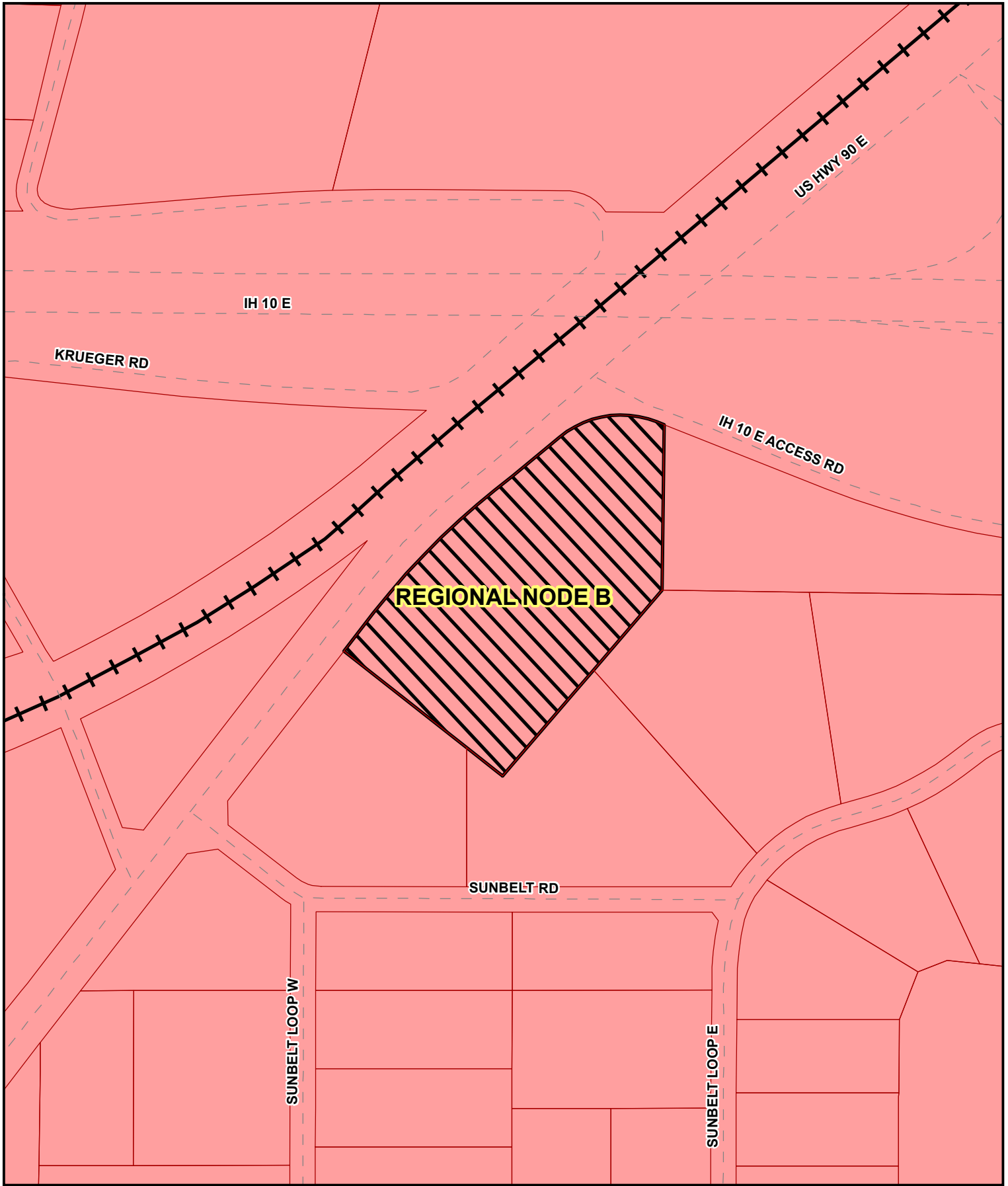
Ownership

Site Location

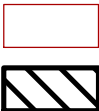
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FUTURE LAND USE MAP ZC 14-22 SE Corner of Hwy 90 & I-10 Access Rd



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Ownership
Site Location

1 inch = 300 feet
Printed: 7/18/2022

In order to be on record, this form may be filled out and mailed to the Planning and Zoning Department, City of Seguin, P. O. Box 591, Seguin, Texas 78156.

Please be advised that under the Open Records Act, Public Information is Available to All Members of the Public. Section 552.023 of the Government Code provides that a governmental body may not deny access to information to the person, or the person's representative, to whom the information relates. Public information includes correspondence, comments relevant to public issues and other information received from the public regardless of the medium in which it is received, collected or retained.

REPLY

ZC 14.22

Re: **the SE corner of Hwy 90 & IH 10 Access Rd, Property ID 43195.**

Name: ALLAN E. HENRY

Mailing Address: 420 SUNBELT ROAD

Phone No.: _____

Physical Address of property (if different from the mailing):

If "In Favor" or "Opposed" please explain why in space allotted below:

In Favor _____

Opposed X

Reasons and/or comments DON'T WANT COMMERCIAL PROPERTY
to be next to RESIDENTIAL PROPERTY.

