



PLANNING & CODES

ZC 09-17 Staff Report IH10W @ Huber Rd Zoning Change A-R to LI

Applicant:

John Gannon, Inc
525 Park Grove
Katy, TX 77450

Property Owner:

Dennis Huber
PO Box 1301
Seguin, TX 78156

Property Address/Location:

NW Corner of IH10W and
Huber Rd

Legal Description:

Abs: 11 Sur: JD Clements;
16 acres of a 118.968 acre
tract

Lot Size/Project Area:

Approx. 16 acres

Future Land Use Plan:

Regional Node

Notifications:

Mailed March 31, 2017
Newspaper March 26, 2017

Comments Received:

None as of Mar. 8, 2017

Staff Review:

Pamela Centeno
Director of Planning & Codes

Attachments:

- Location Map
- Existing Zoning Map
- Future Land Use Plan Map
- TxDOT IH10W
Reconstruction Plan

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	Farmland
S of Property	C	IH10W, Railroad
E of Property	C	Farmland
W of Property	LI	Cavco Manufacturing

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant is seeking a zoning change for a 16-acre portion of a 118.98 parcel at the corner of IH 10 and Huber Rd. Considering the surrounding land uses and the inability to build a frontage road on IH 10 due to the railroad, 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 and is being used for agricultural uses. The 16 acres for the rezone request is part of a 118.968 acre site and is situated in the southeast corner of the property.

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. This property is also in the IH 10 Overlay District, which places additional requirements on outdoor storage and building facades.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

This property is located on the north side of IH 10 and just east of State Hwy 46, with access from Huber Rd. State Hwy 46 is an area of high growth, with commercial and light industrial land uses fronting the highway and residential development on the large tracts of land directly behind the frontage lots. In the case of this 16 acre site, the surrounding land uses on Huber Rd are still agricultural in nature with a mix of land uses that were existing upon annexation and initial zoning of the area. There is an area of light industrial land uses along SH 46 as well as along the south portion of Rudeloff Rd.

COMPREHENSIVE PLAN:

The property is within a Regional Commercial Node. The regional nodes' intent is to encourage development at a regional scale which radiates from a primary central hub. For Regional Node B, the "hub" is the IH 10 and State Hwy 46 intersection. One of the characteristics for a node is the functioning circulation pattern that promotes trip reduction. The accessibility to these 16 acres does not fit the characteristic of the Regional Node, as physical barriers (railroad and IH10 overpass) prevent the development of the radiating, circular patterns.

One of the primary zoning districts within the Regional Node is Commercial, but staff finds that the lack of a frontage road and direct access to the intersection limits the potential of this lot for commercial development. With the updated codes in the UDC that require more landscaping and screening than previous zoning regulations, staff finds that Light Industrial is a suitable alternative. Staff also finds that the masonry requirements in the IH 10 Overlay District will further protect the Corridor.

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

A portion of the property is located within the FEMA flood zones. This portion fronts Huber Road. Development of the tract will be required to conform to FEMA regulations, which are enforced by the City of Seguin.

TRAFFIC (STREET FRONTAGE & ACCESS):

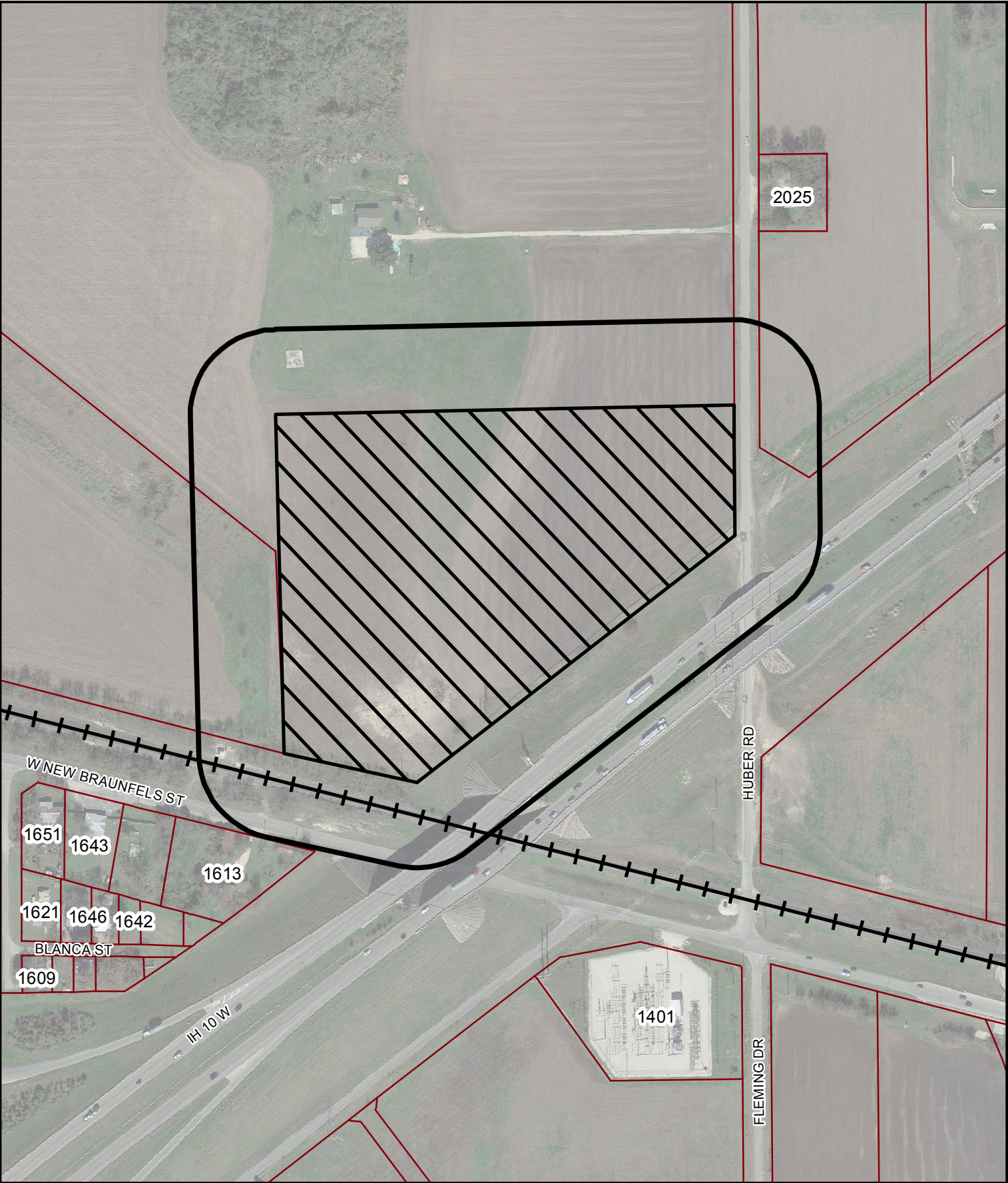
The property has frontage on Huber Road only. The redesign of IH 10 will not provide direct access to IH 10 from this property. No IH 10 frontage road is slated to be built in front of this property due to the location of the railroad.

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.)

LOCATION MAP

ZC 09-17: NW Corner of IH10W & Huber 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.



Site Location



200' Notification Buffer



Lot Lines

1 inch = 300 feet

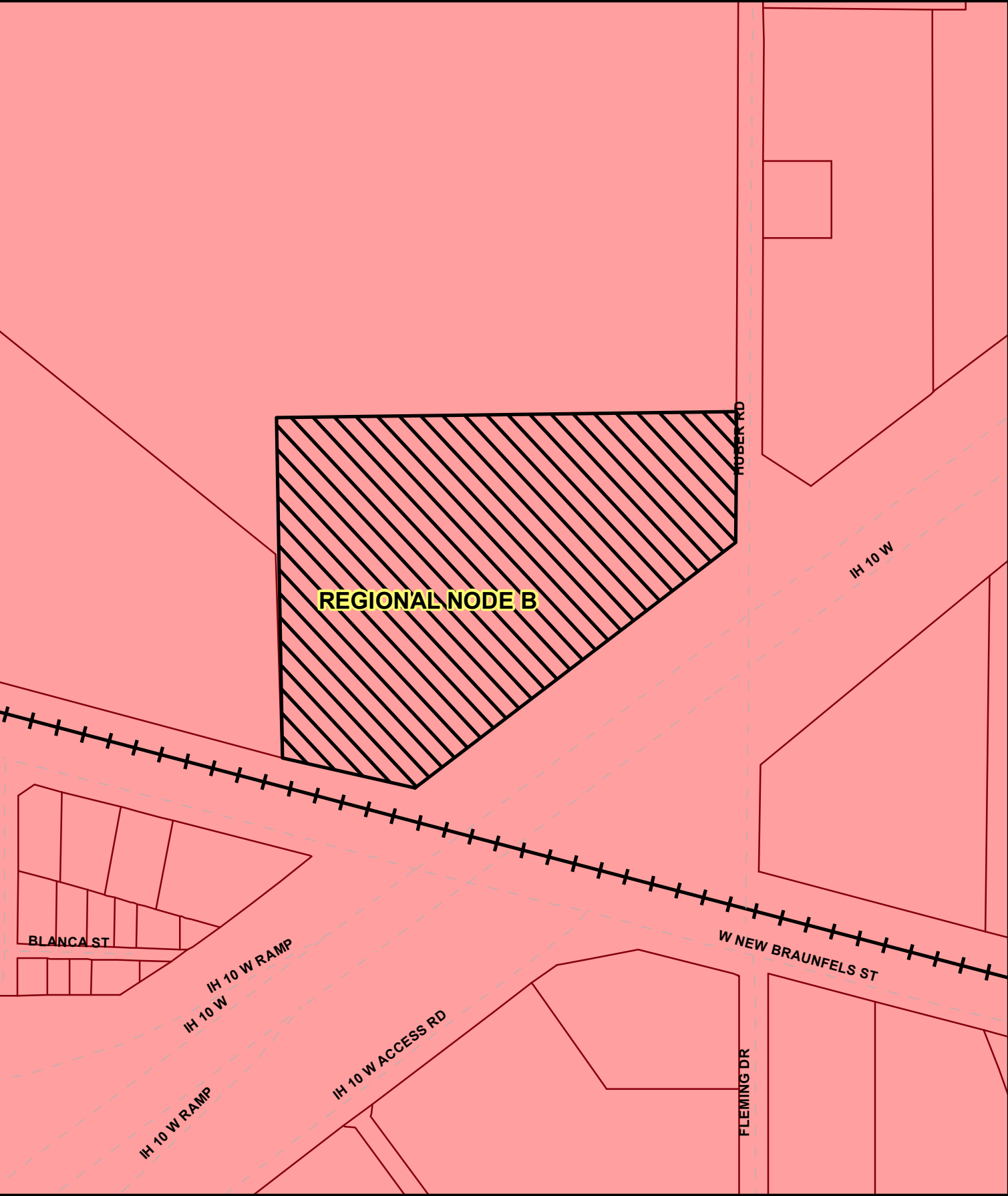
Printed: 3/17/2017

The map displays the following zoning districts and features:

- Zoning Districts:**
 - A-R:** A large green area in the upper left and center.
 - LI:** A light purple area on the left side.
 - C:** Red areas in the upper right, lower left, and bottom center.
 - P:** Blue areas on the right side.
 - R-1:** Yellow areas in the lower left.
- Roads and Highways:**
 - I-10:** The main horizontal highway running across the middle.
 - Huber Rd:** A vertical road on the right side.
 - Blanca St:** A horizontal road in the lower left.
 - Fleming Dr:** A vertical road on the right side.
 - W New Braunfels St:** A diagonal road running from the bottom left towards the center.
 - IH 10 W RAMP:** Two ramps branching off I-10 towards the bottom left.
 - IH 10 W ACCESS RD:** A road branching off I-10 towards the bottom center.
- Other Features:**
 - City of San Antonio:** Labeled in the top left corner.
 - City of Bexar:** Labeled in the top right corner.
 - Legend:** Located in the bottom right corner, showing color-coded boxes for A-R (green), LI (purple), C (red), P (blue), and R-1 (yellow).

Development

Printed: 3/17/2017





Planning and Zoning Commission Report ZC 09-17

A request for Zoning Change 09-17 was considered during a public hearing at the Planning & Zoning Commission meeting on April 11, 2017:

ZONING CHANGE request from Agricultural-Ranch to Light Industrial for property located at Huber Road, Abstract 11, SUR: JD Clements.

Pamela Centeno presented the staff report. This property is currently zoned Agricultural-Ranch and is being used for agricultural uses. The 16 acres for the rezone request is part of a 118.968 acre site and is situated in the southeast corner of the property.

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. This property is also in the IH 10 Overlay District, which places additional requirements on outdoor storage and building facades.

This property is located on the north side of IH 10 and just east of State Hwy 46, with access from Huber Rd and not from IH 10. State Hwy 46 is an area of high growth, with commercial and light industrial land uses fronting the highway and residential development on the large tracts of land directly behind the frontage lots. Surrounding zoning and land uses were discussed.

The property is within a Regional Commercial Node. The regional nodes' intent is to encourage development at a regional scale which radiates from a primary central hub. One of the characteristics for a node is the functioning circulation pattern that promotes trip reduction. The accessibility to these 16 acres does not fit the characteristic of the Regional Node, as physical barriers (railroad and IH10 overpass) prevent the development of the radiating, circular patterns.

The property has frontage on Huber Road only. The redesign of IH 10 will not provide direct access to IH 10 from this property. No IH 10 frontage road is slated to be built in front of this property. The property is not suited for Commercial, and Light Industrial is more suitable for the site. Staff and the Commission discussed access to the site.

A portion of the property is located within the FEMA flood zones. Development of the tract will be required to conform to FEMA regulations.

With the updated codes in the UDC that require more landscaping and screening than previous zoning regulations, staff finds that Light Industrial is a suitable alternative. Staff also finds that the masonry requirements in the IH 10 Overlay District will further protect the Corridor. Staff recommends approval of the request for these reasons. Staff and the Commission discussed surrounding industrial development.

Public notifications were mailed on March 31, 2017 and published in the newspaper on March 26, 2017. No comments were received.

Wendi Acosta spoke on behalf of Mr. Huber. The intent is to open up the area for development. She's working on a plan with Mr. Huber. Residential is not likely because of the light industrial and road noise in the area. Commercial does not have access. Light industrial makes sense. They plan to stay out of the floodplain. Chair Jackel asked Ms. Acosta if she was representing Mr. Huber or John Gannon. She clarified that she works for John Gannon and she is Mr. Huber's agent on the request. Other properties owned by Mr. Gannon were discussed. The Commission and Ms. Acosta discussed the development of the site.

The regular meeting was then 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 regarding Zoning Change 09-17, the Planning and Zoning Commission voted 7-0-0, to recommend to City Council the approval of the Zoning Change to Light Industrial.

**RECOMMENDATION TO APPROVE ZONING CHANGE TO LIGHT INDUSTRIAL
MOTION PASSED 7-0-0**



Francis Serna
Planning Assistant



ATTEST: Pamela Centeno
Director of Planning & Codes