



PLANNING & CODES

ZC 10-17 Huber Rd 5.01 Acres Zoning Change

Applicant:

Erica & Daniel Bowles
PO Box 117
Kingsbury, TX 78638

Property Owner(s):

Erica & Daniel Bowles
PO Box 117
Kingsbury, TX 78638

Property Address/Location:

2900 Blk of Huber Rd

Legal Description:

Abs: 11 JD Clements Survey,
Property ID 52974

Lot Size/Project Area:

Lot – approx. 5.01acres

Future Land Use Plan:

Town Corridor

Notifications:

- Mailed: April 28, 2017
- Published: April 23, 2017

Comments Received:

None as of May 3, 2017

Staff Review:

Helena Schaefer
Senior Planner
May 3, 2017

Attachments:

- Location Map
- Zoning Map
- FLUP Map

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

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	A-R/C	Farmland
N of Property	C	Farmland & The Fields at Huber Ranch
S of Property	A-R/P	Farmland
E of Property	A-R	Farmland
W of Property	A-R /PUD	Farmland & Huber Airpark

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant is seeking a zoning change for a 5.01 acre tract of land fronting Huber Rd. Given the surrounding land uses (such as the Huber Airpark and the Fields of Huber Ranch), existing Light Industrial zoned properties to the west and south and the minimal amount of residential properties, staff is recommending the zoning change from A-R/C to LI.

Planning Department Recommendation:

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

CODE REQUIREMENTS:

For uses involving light manufacturing, packing, warehousing, distribution, and skilled mechanical trades, a rezone to light industrial is required. The primary activities for light industrial uses take place indoor, unlike heavy industrial uses.

SITE DESCRIPTION:

The property was zoned Agricultural-Ranch with the annexation in 2006. A 7.6 acre tract was rezoned to Commercial in 2007; part of this 2007 rezone is included in this 5.01 acre rezone request. The property is in agricultural use. The back portion of the property is in the undetermined flood zone (no baseline elevation survey has been conducted).

COMPATIBILITY WITH SURROUNDING LAND USES & ZONING:

The property is located along Huber Road, just south of the Fields of Huber Ranch. To the west is the Huber Airpark and a large swatch of light industrial zoned properties. The majority of the area is in agricultural use. Just recently, a 16 acre tract at the intersection of Huber Rd and IH 10W was approved for rezoning to Light Industrial. The staff recommendation for approval was based on the limitation for commercial development due to the limiting accessibility to the interstate.

COMPREHENSIVE PLAN:

The site is located in the Town Corridor District. Light industrial is not an appropriate use; however, with the removal of the northwestern segment of the Inner Loop, this district is not viable to this area. The Town Corridor districts are part of the "Corridors of Seguin". These corridors are associated with a major thoroughfare. There is no major thoroughfare in this area. Accessibility to a major road is now limited.

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

It has not been determined that the site is of historical or cultural significance. There is an unstudied flood zone running through the back portion of the 5 acres. All FEMA regulations shall be adhered to for the development of this site.

TRAFFIC (STREET FRONTAGE & ACCESS):

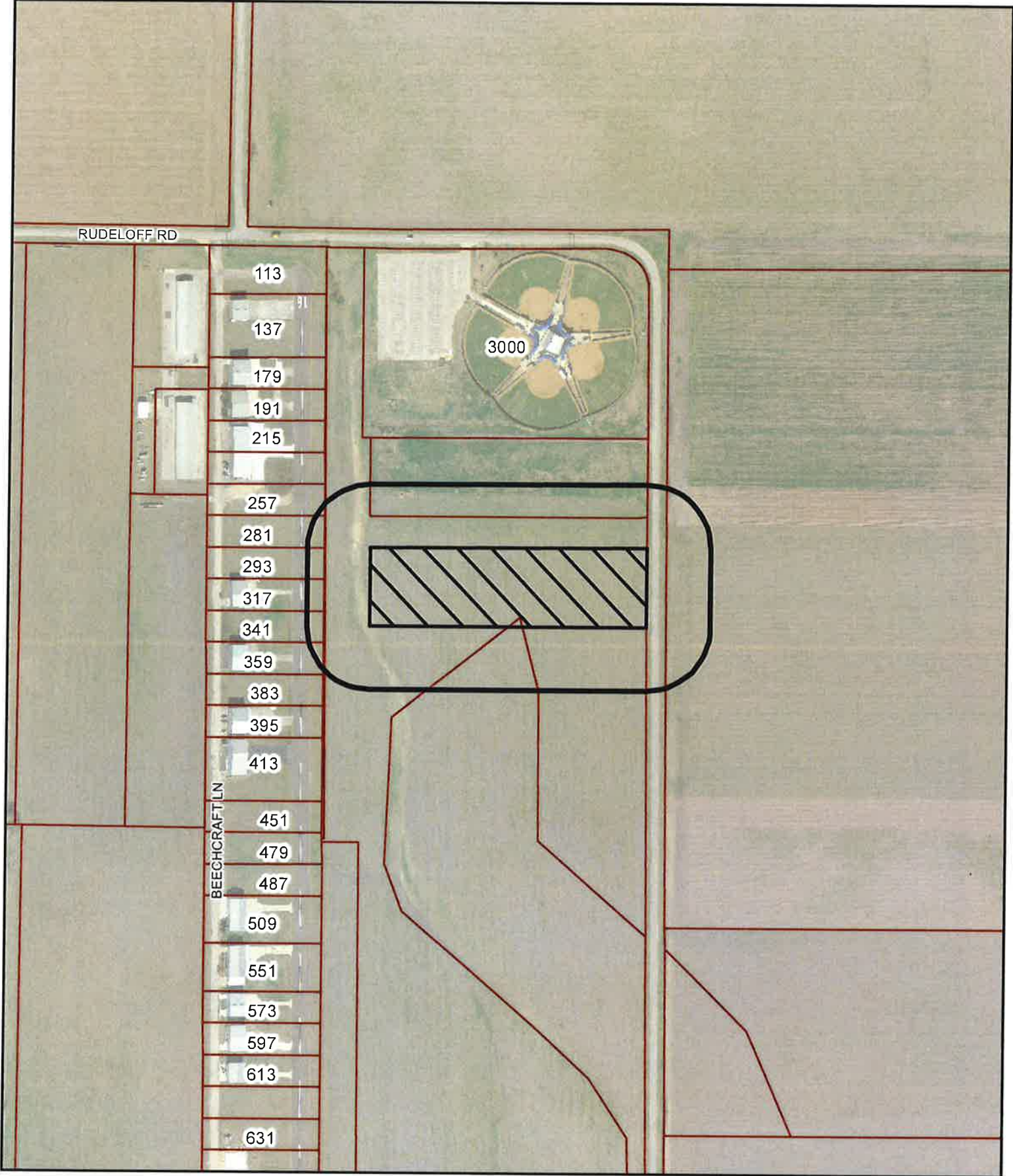
The site is only accessible from Huber Rd. The applicant will have to apply for a driveway permit through the City. Huber Road is a city maintained street.

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, landscaping, screening/buffering, and site plan review.)

LOCATION MAP

ZC 10-17: Huber Rd 5.01 AC



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

Printed: 4/19/2017

ZONING MAP

ZC 10-17: Huber Rd 5.01 AC



- | | | | |
|-------------------------------|------------------------------|----------------------------|------------------------------|
| 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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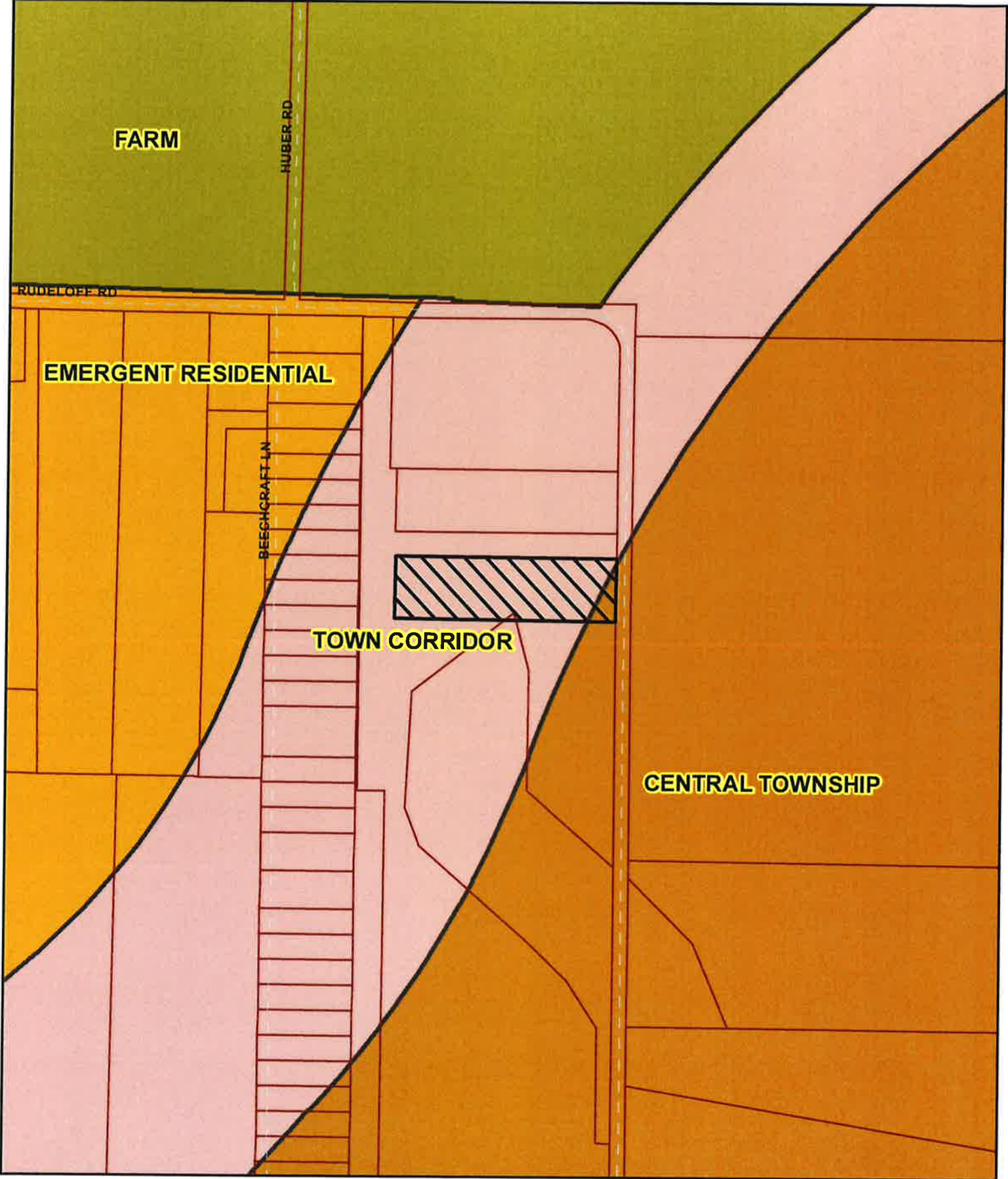
Site Location



Lot Lines

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Printed: 4/19/2017



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Site Location



Lot Lines

1 inch = 500 feet

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PLANNING & CODES

Planning and Zoning Commission Report ZC 10-17

A request for Zoning Change 10-17 was considered during a public hearing at the Planning & Zoning Commission meeting on May 9, 2017:

ZONING CHANGE request from Agricultural Ranch and Commercial to Light Industrial for property located at the 2900 Block of Huber Road.

Helena Schaefer presented the staff report. She explained that the applicant is seeking a zoning change for a 5.01 acre tract of land fronting Huber Rd. Given the surrounding land uses (such as the Huber Airpark and the Fields of Huber Ranch, there are currently Light Industrial zoned properties to the west and south and the minimal amount of residential properties. The applicant is proposing a contractor's storage and equipment yard and a rezone to light industrial is required. The primary activities for light industrial uses take place indoor, unlike heavy industrial uses. The property was zoned Agricultural-Ranch with the annexation in 2006. A 7.6 acre tract was rezoned to Commercial in 2007; part of this 2007 rezone is included in this 5.01 acre rezone request. The property is in agricultural use. The back portion of the property is in the undetermined flood zone. At this time no baseline elevation survey has been conducted. All FEMA regulations shall be adhered to for the development of this site. The site is only accessible from Huber Rd. The applicant will be required to apply for a driveway permit through the City. In addition, 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, screening/buffering, and site plan review. Staff recommended approval of the zoning change from Agricultural Ranch and Commercial to Light Industrial.

Public notifications were mailed on April 18, 2017 and published in the newspaper on April 23, 2017. No written comments were received.

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 10-17, the Planning and Zoning Commission voted 8-0-0, to Recommend to City Council to Approve the Zoning Change request to Light Industrial.

RECOMMENDATION TO APPROVE ZONING CHANGE TO LIGHT INDUSTRIAL— MOTION PASSED 8-0-0

A handwritten signature in blue ink that reads "Francis Serna".

Francis Serna
Planning Assistant

A handwritten signature in blue ink that appears to read "H. Schaefer".

ATTEST: Helena Schaefer
Senior Planner