



PLANNING & CODES

Planning and Zoning Commission Report ZC 25-19

A request for Zoning Change 25-19 was considered during a public hearing at the Planning & Zoning Commission meeting on January 14, 2020.

A Zoning Change from Light Industrial (LI) to Commercial (C) on a request for property located at the Northwest corner of SH 123 and Strempel Street, Property ID 52476 and 52490.

Commissioner Lievens recused himself from ZC-23-19, ZC-24-19 and ZC-25-19

Ismael Segovia, Planning & Codes Assistant Director presented the staff report. The applicant is proposing this segment of the property to provide an area for commercial uses to serve the nearby residential districts. The Commercial (C) zoning district is to serve as the primary commercial and service zoning district for the community. The proposed rezoning request is compatible with the surrounding area as there are new low and medium density residential developments being constructed in the area as well as the site being located between two major transportation corridors, SH-123 and Business-123. The proposed zoning change requests for the subject property will assist in transitioning from the high intensity industrial zoning to the single-family development. The property is located within the Town Corridor which serves the purpose of recognizing the development potential of traffic volumes they host while also reinforcing the more intense aggregation of nodes. In Town Corridors, the centrality of the adjacent nodes should be reinforced by maintaining and unconsolidated pattern of buildings, as opposed to strip commercial centers. These districts are also designed to support commercial development due to their direct proximity to major roadways. Town Corridors foster the growth of retail, office and personal services. Staff recommended approval of the zoning change to Commercial, as the proposed zoning is compatible with the surrounding area and comprehensive plan.

The regular meeting was then recessed, and a public hearing was held. There being no responses from the public the regular meeting reconvened.

After consideration of the staff report and all information given regarding Zoning Change (ZC 25-19), Commissioner Schievelbein moved that the Planning and Zoning Commission recommend approval of the zoning change from Light Industrial to Commercial for property located at the Northwest Corner of Hwy. 123 and Strempel Street. Commissioner DePalermo seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE ZONING CHANGE TO COMMERCIAL (C)

MOTION PASSED

8 -0-1

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

Francis Serna
Planning Assistant

A handwritten signature in blue ink that reads "Ismael B Segovia".

ATTEST: Ismael B Segovia

Asst. Director of Planning & Codes



PLANNING & CODES

ZC 25-19 Staff Report Northwest corner of SH-123 & Strempe Zoning Change LI to C

Applicant:

Burt Wellman, PE
KFW Engineers
162 West Mill Street
New Braunfels, TX 78130

Property Owner:

Seguin Economic
Development Corporation
211 N. River St.
Seguin, TX 78155

Property Address/Location:

NW Corner of SH-123 &
Strempe; PID 52476 &
52490

Legal Description:

ABS: 10 SUR: M Cherino
48.4030 acres

Lot Size/Project Area:

Approx. 9.257 acres

Future Land Use Plan:

Town Corridor

Notifications:

Mailed: 12-31-19
Newspaper: 12-31-19

Comments Received:

None

Staff Review:

Ismael Segovia
Asst. Dir. Planning & Codes

Attachments:

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

REQUEST:

A Zoning Change request from Light Industrial (LI) to Commercial (C) for a proposed subdivision.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	LI	Agricultural
N of Property	LI	Agricultural
S of Property	I, NC, C	Single-family homes, Industrial company
E of Property	C	Vacant
W of Property	LI	Agricultural

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant is seeking the rezoning of property located at northwest corner of SH-123 and Strempe St. from Light Industrial (LI) to Commercial (C). This rezoning is one of three requests. Applicant is proposing to create a development with a mixture of uses and densities. The applicant is proposing this segment of the property to provide an area for commercial uses to serve the nearby residential districts. Staff recommends approval of the zoning change to Commercial, as the proposed zoning is compatible with the surrounding area and comprehensive plan.

Planning Department Recommendation:

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

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The property is located between SH-123 Bypass and Business-123 (N. Austin St.); north of Stremple Street. The subject property is currently being used for agricultural uses.

CODE REQUIREMENTS:

According to the UDC's Section 3.2.14, the Commercial (C) zoning district is to serve as the primary commercial and service zoning district for a community. Structures in this district can vary from freestanding buildings to community and regional shopping centers.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

Currently this property is being used for agricultural uses. To the east, the property is zoned commercial and is vacant. To the north and west the land is being used for agricultural purposes. The land to the south is being used for industrial purposes. The proposed rezoning request is compatible with the surrounding area as there are new low and medium density residential developments being constructed in the area as well as the site being located between two major transportation corridors, SH-123 and Business-123. There are also industrial type uses to the south across Strempe St. The proposed zoning change requests for the subject property will assist in transitioning from the high intensity industrial zoning to the single-family development. The proposed zoning will also provide an area for commercial uses to serve the nearby residential districts.

COMPREHENSIVE PLAN:

The property is located within the Town Corridor and Community Node. The Town Corridor is to serve the purpose of recognizing the development potential of traffic volumes they host while also reinforcing the more intense aggregation of nodes. Town Corridors also cross land use districts that are primary residential and natural. In Town Corridors, the centrality of the adjacent nodes should be reinforced by maintaining and unconsolidated pattern of buildings, as opposed to strip commercial centers. These districts are also designed to support commercial development due to their direct proximity to major roadways. Town Corridors foster the growth of retail, office and personal services.

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

No health, safety or environmental issues have been identified for these properties.

TRAFFIC (STREET FRONTAGE & ACCESS):

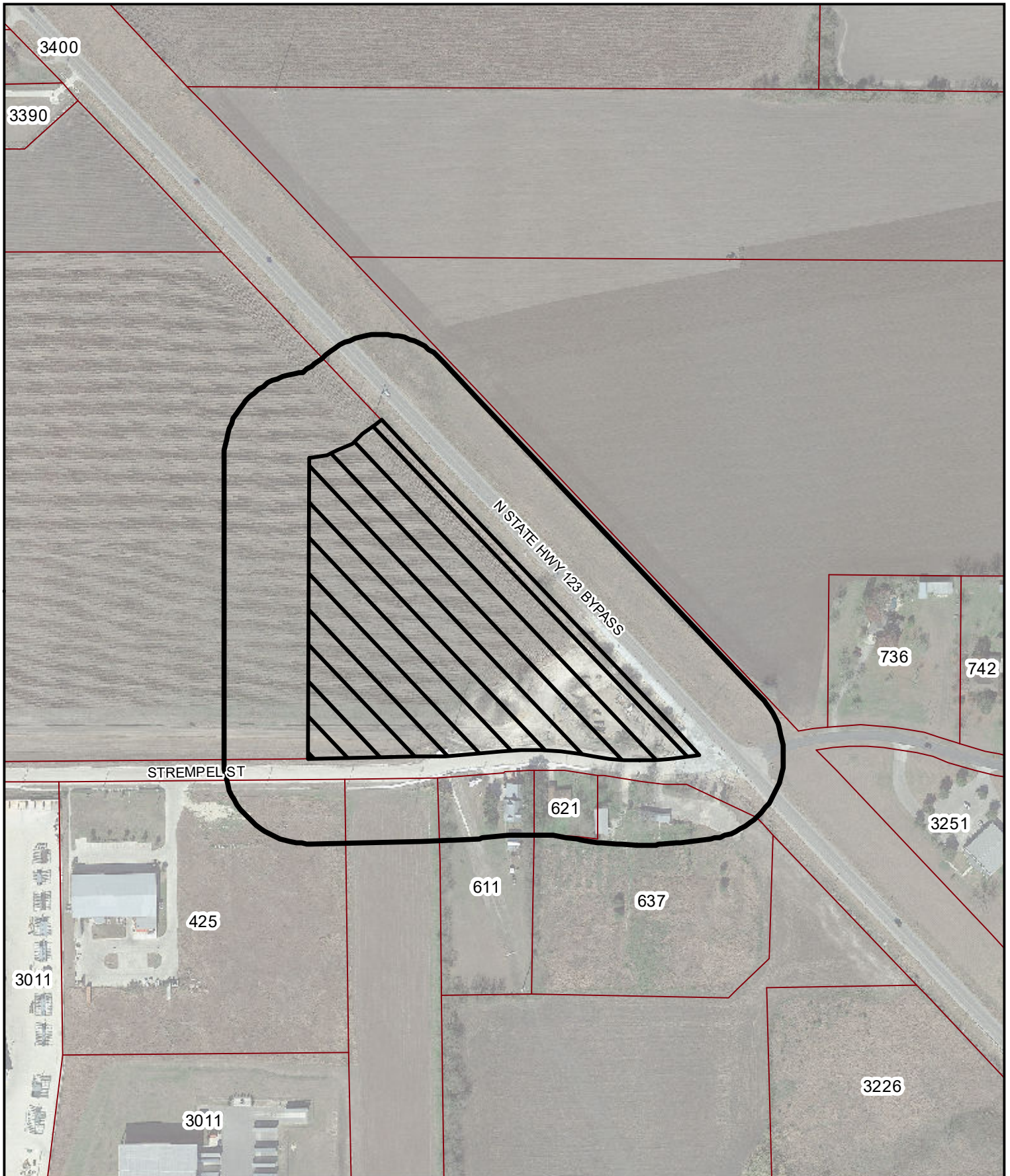
The property has access to SH-123 Bypass and Strempe St. Access from SH-123 Bypass will need to be coordinated with the Texas Department of Transportation (TxDOT) as this roadway is owned and maintained by TxDOT.

OTHER CONSIDERATIONS:

As a reminder, any development of this property will be required to follow the City's development standards. This may include, but is not limited to, platting, site plan review, landscaping, buffering from residential uses, and off-street parking requirements.

LOCATION MAP

ZC 25-19: SH123 Bypass & Stempel



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



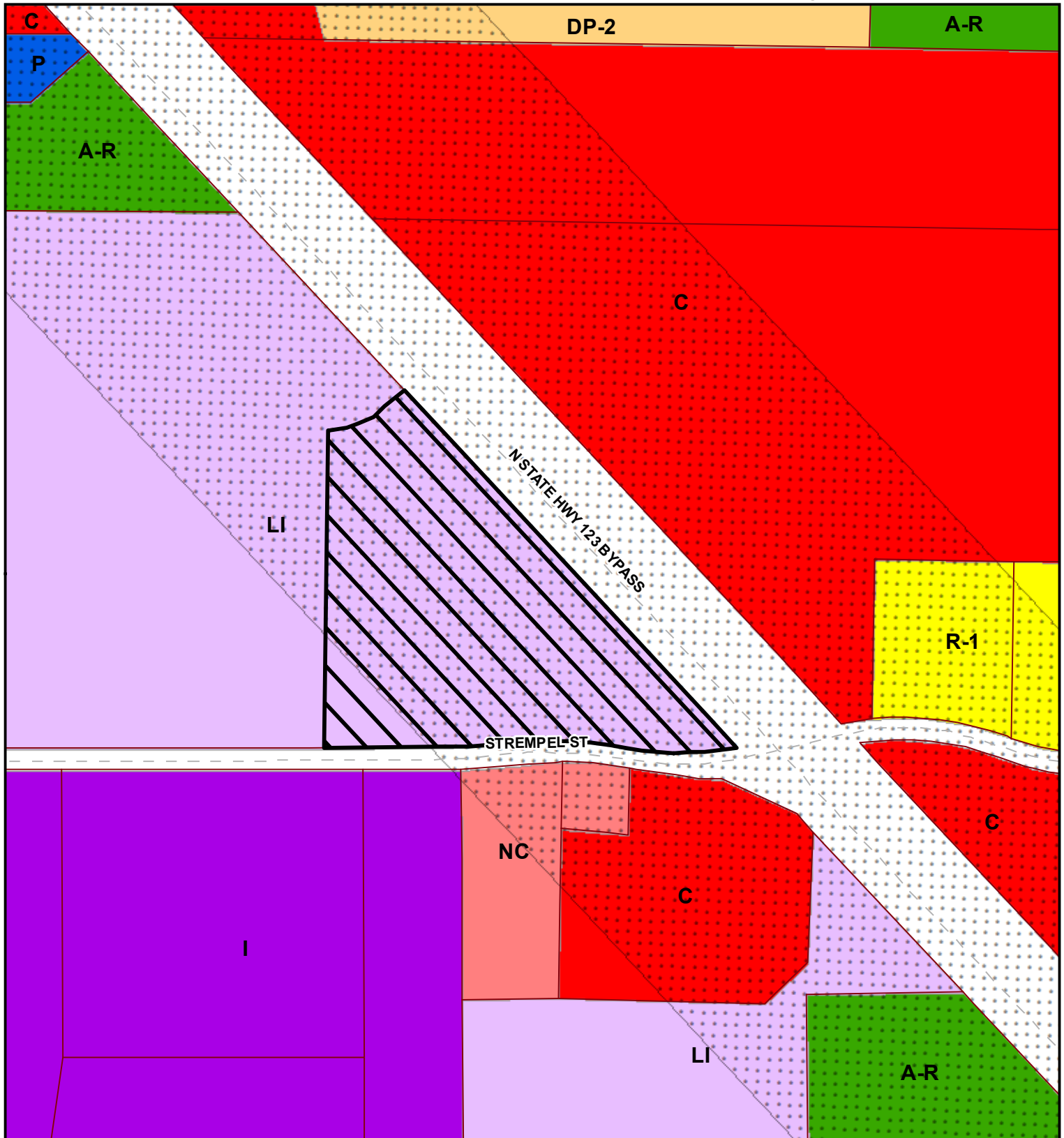
Lot Lines

1 inch = 300 feet

Printed: 12/13/2019

ZONING MAP

ZC 25-19: SH123 Bypass & Stempel



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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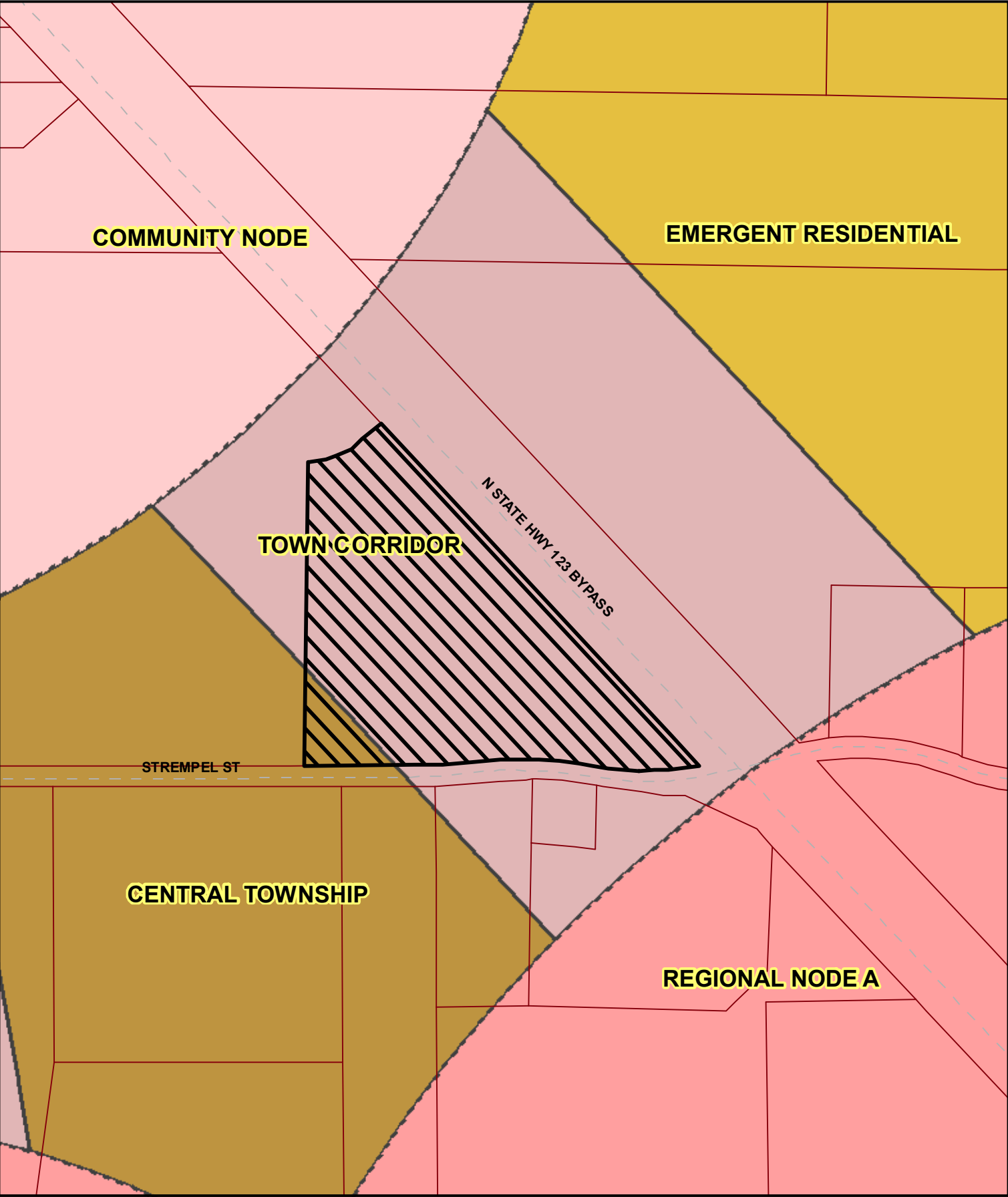
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