



## **Planning and Zoning Commission Report ZC 16-21**

A request for Zoning Designation 16-21 to Rural Residential (R-R) for property located at River Road and W. Kingsbury Street, Property ID 50454 was considered during a public hearing at the Public and Virtual Planning & Zoning Commission meeting on July 13, 2021.

Armando Guerrero presented the staff report. He explained that the applicant is currently going through the voluntary annexation process and is proposing one (1) acre tracts for future development of the property. The lower portion of property will not be used for development due to its location within a flood hazard area.

The property has no structures on it. Mr. Guerrero gave a brief overview of the surrounding properties.

He stated that the property is located within three different areas of the City's Future Land Use Plan, Regional Node A, Emergent Residential, and Riverside. The northern portion of the property is on the outer edge of a Regional Node due to its proximity to the 725/90 intersection. Commercial uses along Kingsbury Street in this area are mostly concentrated at the major intersections. The middle portion of the property is in the Emergent Residential district, which is most consistent with the surrounding zoning districts. Residential use predominant in these areas, and a range of densities should exist in this district. All other acceptable uses should be expressed in a manner complementary to residential use. The lower portion of the property is in the Riverside district. This portion of the property is encumbered by a floodplain.

The property fronts Kingsbury Street but can also be accessed through River Road, a county road.

Staff is recommended approval of the Zoning Designation to Rural Residential (R-R) due to the compatibility with the current surrounding land uses.

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 16-21), Commissioner Schievelbein moved that the Planning and Zoning Commission recommended approval of the zoning designation to Rural Residential (R-R) for property located at River Road and W. Kingsbury Street. Commissioner Span seconded the motion. The following vote was recorded:

**RECOMMENDATION TO APPROVE THE ZONING DESIGNATION TO RURAL RESIDENTIAL (R-R)**

**MOTION PASSED**

**7-0-0**

  
Francis Serna, Planning Assistant

  
ATTEST: Armando Guerrero, Planner  
Planning & Codes



## PLANNING & CODES

**ZC 16-21 Staff Report**  
**River Road & W Kingsbury (Voluntary Annexation)**  
**Zoning Designation: Rural Residential (R-R)**

**Applicant:**

Two Six Land Co. LLC / Erik  
Saengerhausen  
204 S. Austin St.  
Seguin, TX 78155

**Property Owner:**

Two Six Land Co LLC  
204 S. Austin St.  
Seguin, TX 78155

**Property Address/Location:**

River Road & West  
Kingsbury

**Legal Description:**

ABS: 3 Sur: Isaac Baker 8.6  
Ac.  
Property ID: 50454

**Lot Size/Project Area:**

7.6 acres

**Future Land Use Plan:**

Regional Node A  
Emergent Residential  
Riverside

**Notifications:**

Mailed: July 1, 2021  
Newspaper: May 23, 2021

**Comments Received:**

None

**Staff Review:**

Armando Guerrero  
Planner

**Attachments:**

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

**REQUEST:**

A Zoning Designation request to Rural Residential (R-R)

**ZONING AND LAND USE:**

	Zoning	Land Use
<b>Subject Property</b>	Outside City Limits	Farmland
<b>N of Property</b>	NC	Residential
<b>S of Property</b>	Outside City Limits	Rural Residential
<b>E of Property</b>	Outside City Limits	Residential
<b>W of Property</b>	Commercial/ Outside City limits	Rural Residential / Farmland

**SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:**

The applicant is currently going through the voluntary annexation process and is requesting a Zoning Designation to Rural Residential (R-R) on a 7.6-acre parcel of property located on River Road and west Kingsbury. The applicant is proposing one (1) acre land tracts for future development. The lower portion of property will not be used for development due to its location within a flood hazard area.

Staff is recommending approval of the Zoning Designation to Rural Residential (R-R), a zoning designation to Rural Residential (R-R) would be compatible with the current land uses of the surrounding area.

**Planning Department Recommendation:**

<b>X</b>	Approve as submitted
	Approve with conditions or revisions as noted
	Alternative
	Denial

## PLANNING DEPARTMENT ANALYSIS

### **SITE DESCRIPTION**

The 7.6-acre parcel of property is located on River Road and West Kingsbury. The property is vacant and has no built structures on the property. Residential homes in the ETJ border this property to the east, commercially zoned residential and ETJ Rural Residential to the west, neighborhood commercial residential to the north, and ETJ Rural Residential to the south.

### **CODE REQUIREMENTS:**

The UDC'S lot dimensional and development standards for Rural Residential are:

#### **Rural Residential:**

Lot Area (internal/corner): 43,560 sf

Lot Frontage (internal lot/corner lot): 150'

Lot Depth: 200'

Units per acre Max: 1

Front Yard Setback: 40'

Rear Yard Setback/ Accessory Structure: 20% of the lot dept up to 40'/ 20'

Side Setback (internal/corner): 20'/25'

Impervious Cover Max: 40% of lot area

Maximum Height of Structures: 30' or 2½ stories

### **COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:**

A zoning designation to Rural Residential for this 7.6-acre parcel of land would be compatible with the current land use of residential development in the area.

### **COMPREHENSIVE PLAN:**

This property is located within three different areas of the City's Future Land Use Plan, Regional Node A, Emergent Residential, and Riverside.

The northern portion of the property is on the outer edge of a Regional Node due to its proximity to the 725/90 intersection. Commercial uses along Kingsbury Street in this area are mostly concentrated at the major intersections.

The middle portion of the property is in the Emergent Residential district, which is most consistent with the surrounding zoning districts. Residential use is the most predominant in these areas, and a range of densities should therefore exist in this district. All other acceptable uses should be expressed in a manner complementary to residential use.

The lower portion of the property is located in the Riverside district. This portion of the property is encumbered by a floodplain.

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

A portion of this property below Runnel St. is in the 500, and 100-year flood zone.

### **TRAFFIC (STREET FRONTAGE & ACCESS):**

The property fronts Kingsbury Street but can also be accessed through River Road, a County road.



## LOCATION MAP

## ZC 16-21 River Road & W Kingsbury



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 Sequim assumes no liability for errors on this map or use of this information.






## Lot Lines



## Site Location



200' Notification Buffer  
1 inch = 300 feet

Printed: 6/10/2021

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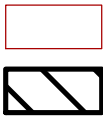
ZONING MAP

ZC 16-21 River Road & W Kingsbury



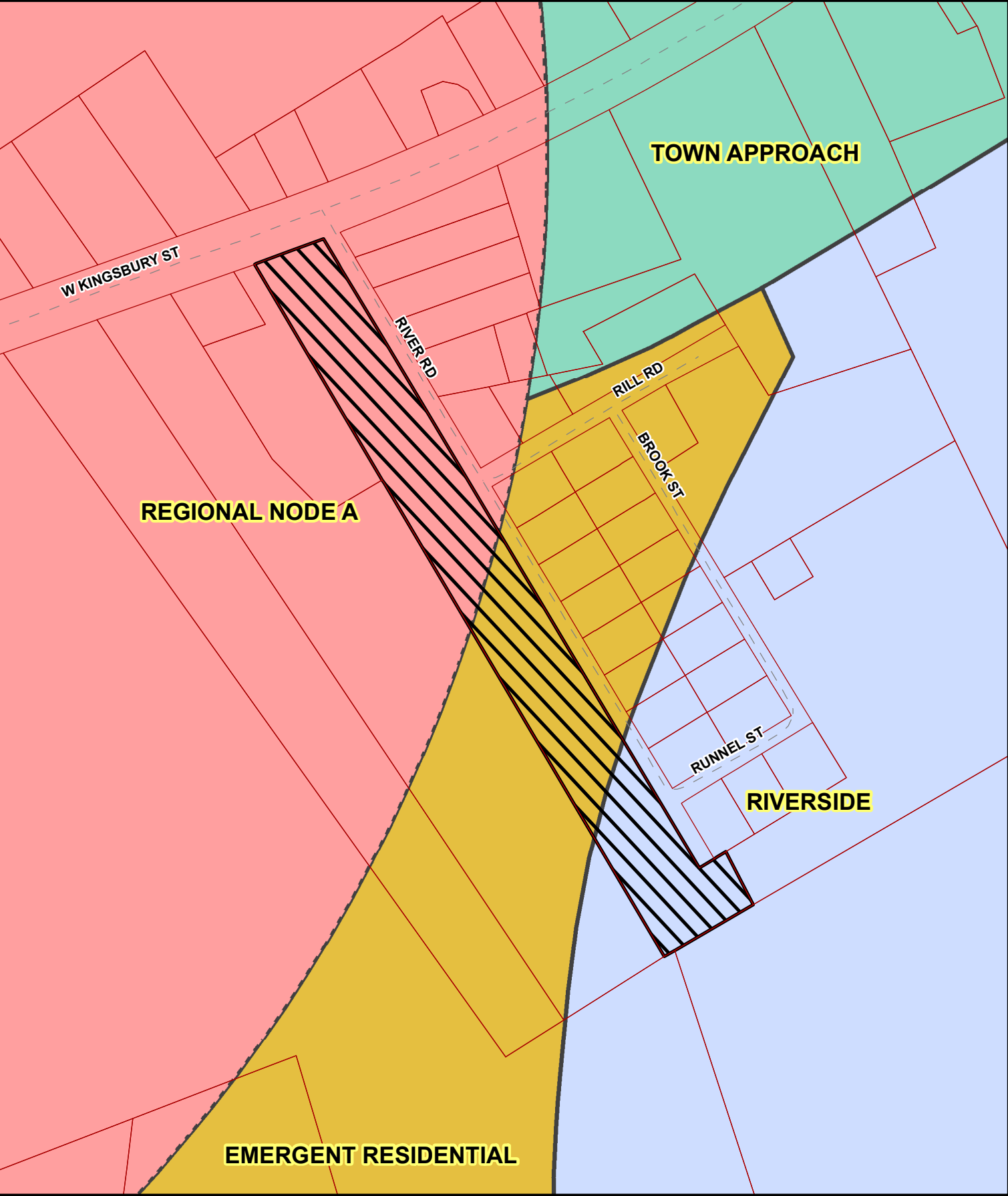
Agricultural - Ranch	Single Family Residential 2	MultiFamily 1	Manufactured Home Park	Industrial
Rural Residential	Zero Lot Lines	MultiFamily 2	Neighborhood Commercial	Public
Suburban Residential	Duplex 1	MultiFamily 3	Commercial	Planned Unit Development
Single Family Residential 1	Duplex 2	Manufactured-Residential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

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Ownership  
Site Location

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