



PLANNING & CODES

ZC 29-16

King St

Zoning Change from A-R and DP-2
to DP-2 and MF-3

Applicant:

Mark Haynie
1355 Ranch Pkwy Apt 811
New Braunfels TX

Property Owner(s):

James Smith/Mark Haynie
1025 Buerger Ln
Seguin TX

Property Address/Location:

Between King and Lucille

Legal Description:

Abs: 35 John Sowell Survey

Lot Size/Project Area:

19.4490 acres +/-

Future Land Use Plan:

Central Township

Notifications:

Mailed: December 2016
Published: December 2016

Comments Received:

One call in opposition as of
January 4, 2017

Staff Review:

John Foreman, AICP, CNU-A
Assistant Director of
Planning/Codes

Attachments:

- Location Map
- Zoning Map
- FLUP Map

REQUEST: A Zoning Change request from Agricultural-Ranch (A-R) to Duplex (DP-2) and Duplex (DP-2) to Multifamily (MF-3).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	DP-2/R-1	Vacant
N of Property	R-1	Residential
S of Property	C	Commercial
E of Property	DP-2	Vacant
W of Property	LI	Vacant/Light Industrial

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

Given the commercial district directly to the south and multiple points of access, staff finds the request to rezone the property to DP-2 and MF-3 appropriate for this site and recommends approval.

Planning Department Recommendation:

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

CODE REQUIREMENTS/ SITE DESCRIPTION

The northern portion of the property was zoned Predevelopment in 1989 when zoning was first adopted and rezoned to Agricultural-Ranch as part of the UDC rezoning process in 2015. The southern portion was zoned Predevelopment in 1989 and changed to DP-2 in 2000.

The site is currently vacant and proposed to be developed with duplexes to the north and a multifamily project to the south. The DP-2 zoning requested on the northern 9.449 acres to the north would allow up to 132 duplex units, and the MF-3 proposed to the south would allow up to 200 multifamily units.

COMPATIBILITY WITH SURROUNDING LAND USES & ZONING:

The properties to the north of the site are zoned R-1 and MF-1 and developed with a mix of single-family residential, duplex, and four-plexes. Properties to the west are zoned and used as Light Industrial. Various commercial uses are located along Kingsbury to the south. More Commercial zoning and uses are east, along with three existing single-family houses on a tract zoned DP-2.

The proposed zoning, with multifamily to the south and duplexes to the north, provides a transition from the commercial uses along Kingsbury and the residential to the north. Development standards such as detention, landscaping, and screening will protect nearby properties from the impacts of the development.

COMPREHENSIVE PLAN:

The site is located in the Central Township District. DP-2 is a recommended district within the Central Township, but MF-3 is not. However, the location of the southern portion of the lot is adjacent to and similar to the Core Approachway district along Kingsbury. MF-3 is an appropriate zoning district in this area.

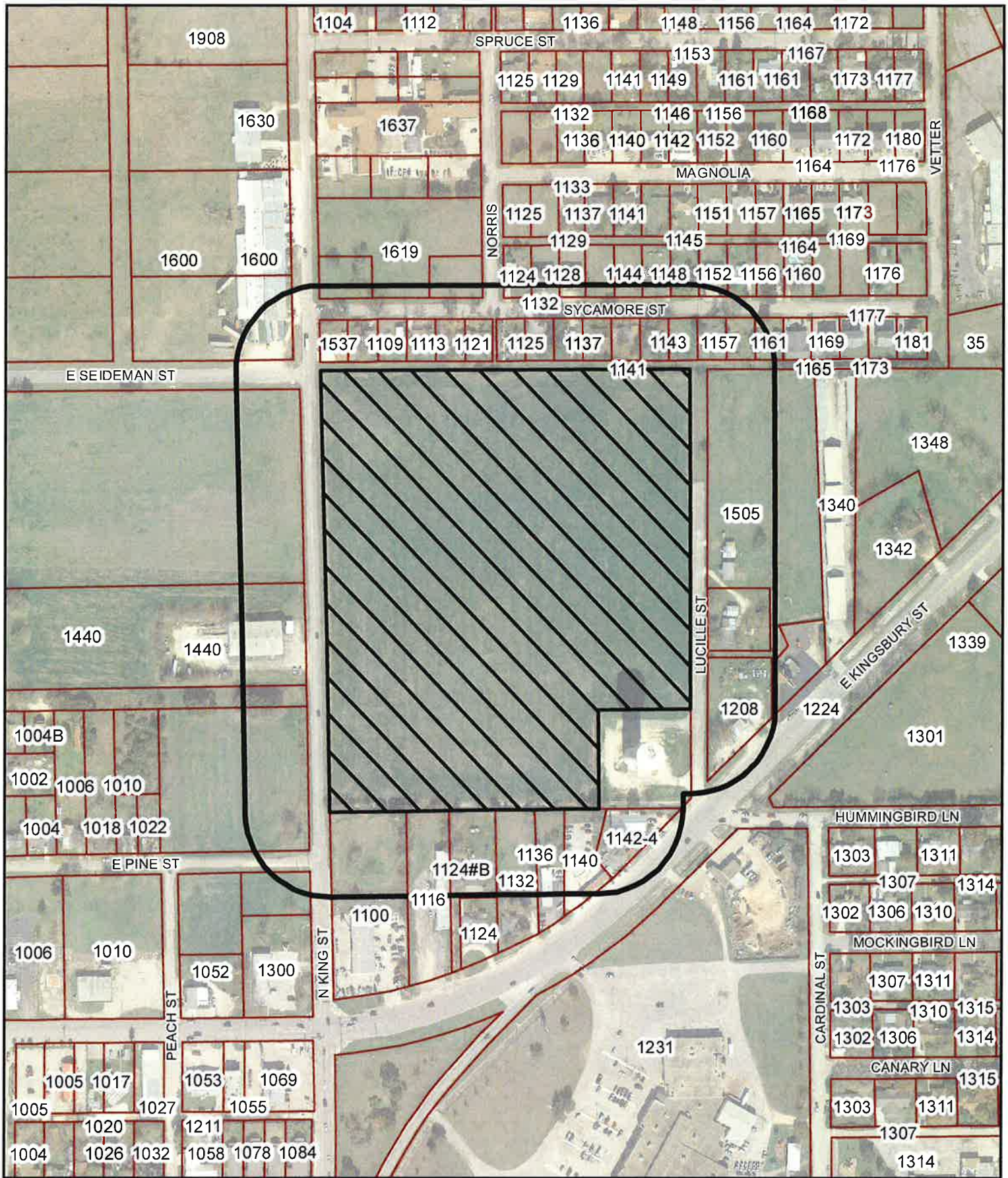
HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.)
It has not been determined that the site is of historical, cultural, or environmental significance.

TRAFFIC (STREET FRONTAGE & ACCESS):

The site will be accessed from King and Lucille Streets. King is a collector, and Kingsbury is a major arterial. New streets and improvements to existing streets will be required and will be determined at the time of subdivision.

LOCATION MAP

ZC 29-16: N King St 19.45 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

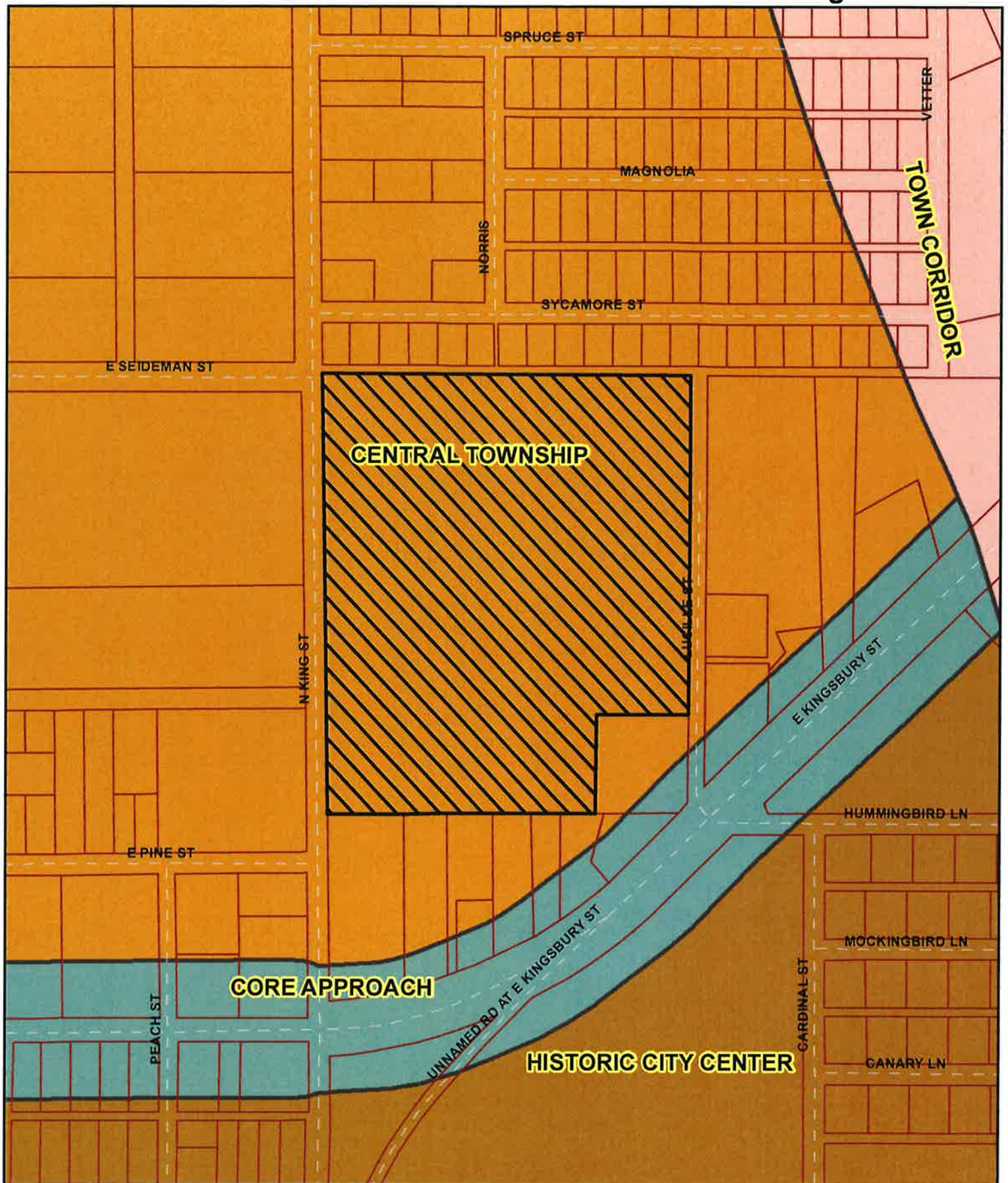


200' Notification Buffer

Lot Lines

1 inch = 300 feet

Printed: 12/13/2016



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Site Location



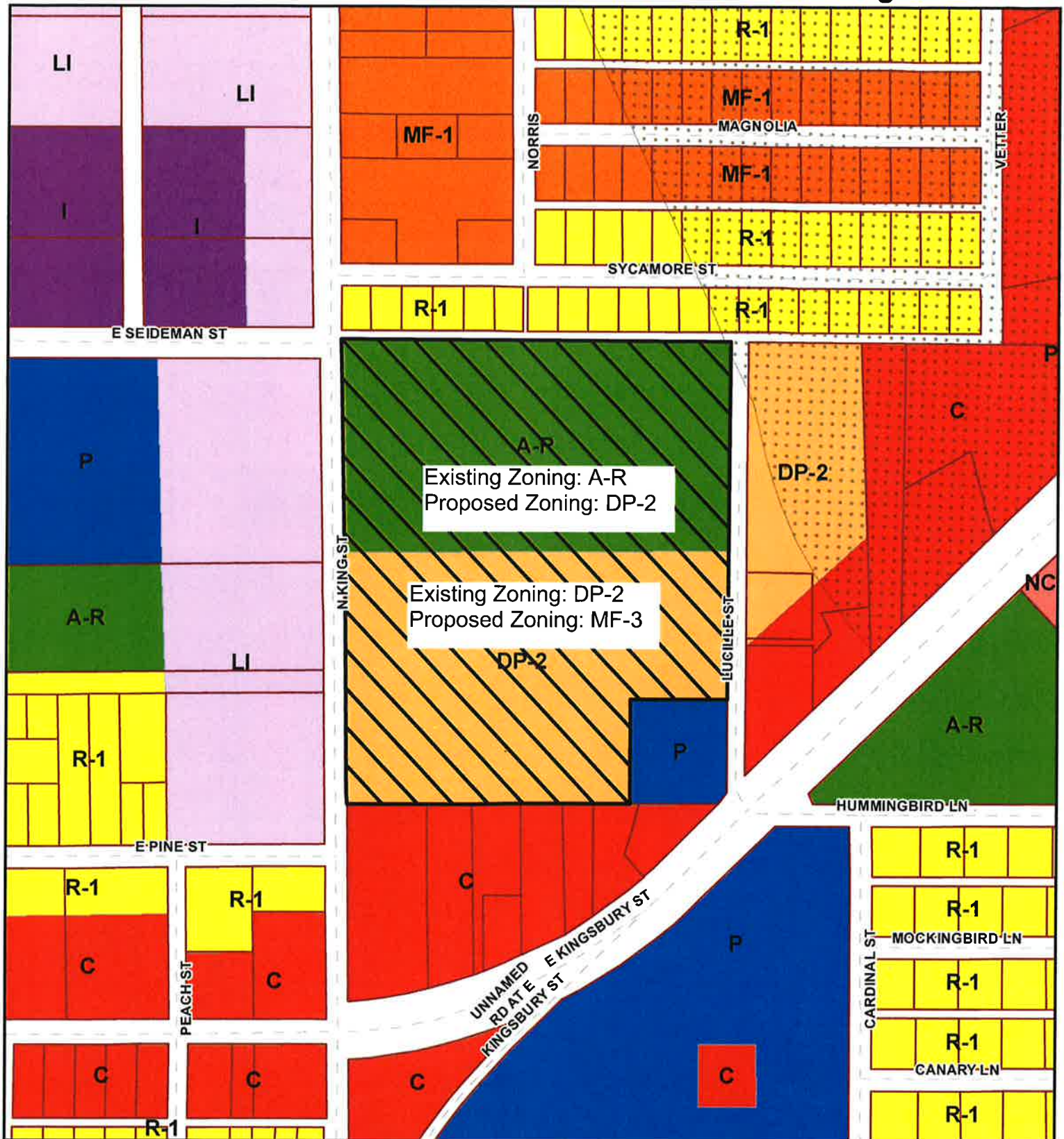
Lot Lines

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ZONING MAP

ZC 29-16: N King St 19.45 Ac



A-R Agricultural Ranch

R-R Rural Residential

S-R Suburban Residential

R-1 Single Family Residential

ZL Zero Lot Lines

DP-1,2 Duplex

MF-1,2,3 Multi-Family

M-R Manufactured Residential

MHP Manufactured Home Park

NC Neighborhood Commercial

C Commercial

LI Light Industrial

I Industrial

P Public

PUD Planned Unit Development

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Site Location



Lot Lines

1 inch = 300 feet

Printed: 12/13/2016



PLANNING & CODES

Planning and Zoning Commission Report ZC 29-16

A request for Zoning Change 29-16 was considered during a public hearing at the Planning & Zoning Commission meeting on January 10, 2017:

ZONING CHANGE from Agricultural-Ranch and Duplex-2 to Duplex-2 and Multifamily-3 for the property located between N. King Street and Lucille Street

John Foreman presented the staff report. Given the commercial district directly to the south and multiple points of access, staff finds the request to rezone the property to DP-2 and MF-3 appropriate for this site and recommends approval.

Public notifications were mailed on December 30, 2016 and published in the newspaper on December 21, 2016. Three written comment were received. Two were in opposition and one in support.

Shelly Sposari, 1136 E. Kingsbury St., Seguin, TX 78155

"I am opposed."

Deena Dundon 1109 Sycamore, Seguin, TX 78155

"I am opposed."

Randy Mercer PO Box 847 Belmont, TX 78604

"In Favor"

Mark Haynie, the applicant, spoke in support of the request. He requested the types of zoning because they are more likely to be approved. He discussed the number and types of units, with 150-170 units anticipated for apartments. The Commission discussed neighborhood associations in the area. Mr. Haynie stated that access to the site is anticipated from King and secondary from Lucille. The Commission had no further questions.

The regular meeting was then recessed and a public hearing was held. No one spoke, and the regular meeting reconvened for action.

After consideration of the staff report and all information given regarding Zoning Change 29-16, the Planning and Zoning Commission voted 6-0, to Recommend to City Council to Approve the Zoning Change request to Duplex-2 and Multifamily-3.

**RECOMMENDATION TO APPROVE ZONING CHANGE TO DUPLEX 2 AND MULTI-FAMILY 3 –
MOTION PASSED 6-0**



John Foreman
Assistant Director of Planning/Codes



ATTEST: Pamela Centeno
Director of Planning/Codes

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

Re: property located between N. King Street and Lucille Street, approximately 19.449 acres, Property ID 59105 (ZC 29-16)

Name: John C. + Nancy T. Richardson
Mailing Address: 1100 E. Kingsburg St.
Phone No.: 830-305-7745

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

Richardson Auto Care, Inc. 1100 E. Kingsburg

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

In Favor

Opposed X

Reasons and/or comments

- ① Vehicles cut thru our business parking lot to beat the traffic signal at King + Kingsburg St. This would add to more traffic cutting thru the parking lot.
- ② People walk from the N. King St area, cut thru parking lot leaving trash now. This will add to more trash at our business.
- ③ Vandalism.
- ④ Higher taxes.