



PLANNING & CODES

Planning and Zoning Commission Report ZC 16-18

A request for Zoning Change 16-18 was considered during a public hearing at the Planning & Zoning Commission meeting on August 14, 2018:

ZONING CHANGE TO DUPLEX HIGH DENSITY (DP-2) FOR PROPERTY LOCATED AT THE 1500 BLOCK OF N. KING STREET, PROPERTY ID NUMBER 59105.

Pamela Centeno gave a brief overview of the location and surrounding zoning designations. She stated that the request for Duplex Zoning is compatible with the area. The property to the north is also zoned Duplex-2 and is currently in plat review.

James Ingalls, Miller & Associates, present on behalf of the owner stated that originally the property was planned for multi-family development but the deal fell through. At that time, they have been working on the property to the north and decided to acquire the adjacent property to the south to continue the duplex subdivision.

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 16-18 Commissioner Gettig moved that the Planning and Zoning Commission recommend to City Council approval of the Zoning Change to Duplex High Density (DP-2). Commissioner Cockerell seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE ZONING CHANGE TO DUPLEX HIGH DENSITY (DP-2).

**MOTION PASSED
6-0-0**

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

Francis Serna
Planning Assistant

A handwritten signature in blue ink that reads "P Centeno".

ATTEST: Pamela Centeno
Director of Planning & Codes



PLANNING & CODES

ZC 16-18 Staff Report

N King St (12.167 acres)

Zoning Change from MF-3 to DP-2

Applicant:

TCTG Holdings, LLC
4708 Amorosa Way
San Antonio, TX 78261

Property Owner:

Same as applicant

Property Address/Location:

N King St/Lucille St

Legal Description:

Abs: 35 Sur: John Sowell,
12.1670 ac, Prop Id 59105

Lot Size/Project Area:

Approx. 12.167 acres

Future Land Use Plan:

Central Township

Notifications:

Mailed August 2, 2018
Newspaper July 29, 2018

Comments Received:

One in support

Staff Review:

Helena Schaefer
Senior Planner

Attachments:

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

REQUEST:

A Zoning Change request from Multi-Family 3 to Duplex-2.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	MF-3	Vacant land
N of Property	DP-2	Vacant land
S of Property	C & NC	Businesses/Residences
E of Property	C & P	Business/Lucille Water Tower
W of Property	LI	Business/Vacant land

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The Applicant is seeking a zoning change request of Duplex-2 for 12 acres located between N King St and Lucille St. The property to the north is also zoned Duplex-2 and is currently in a plat review. Staff recommends approval of the zoning change to Duplex-2 as the proposed use is an appropriate use for the future land use district and was actually zoned Duplex-2 for 16 years (2000 to 2016).

Planning Department Recommendation:

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

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

This property is located between N King St and Lucille, near the City of Seguin's Lucille water tower. The property is undeveloped and was being used for agricultural purposes. The 12.167 acres was originally zoned Pre-development, a zoning class that is no longer part of the zoning classification. In 1996, a zoning change request for MF-3 was received, but then withdrawn. In 2000, the property was rezoned to DP-2 from Pre-development. Then in 2016, a rezoning request for this property and the property to the north was received. The request was to rezone the lower 12 acres to MF-3; the upper portion to DP-2. So the 12 acres was zoned DP-2 for 16 years.

CODE REQUIREMENTS:

According to the Unified Development Code, Multi-Family 3 zoning does allow two-family dwelling structures. However, the lot dimensional and development standards are different between the MF-3 zoning and the DP-2 zoning. The MF-3 zoning requires a greater lot frontage, larger side setbacks (10 feet vs 6 feet), but a reduction in rear setbacks (10 feet vs 15 feet). The maximum impervious cover is greater in the MF-3 zone (70%) than in DP-2 zone (60%).

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The property is located just north of E Kingsbury St, a major corridor in the City. The properties located just south of the property and fronting E Kingsbury St are commercial in both zoning and existing land use. To the north of this property is a vacant lot which is currently zoned DP-2 and is in the process of being developed (a plat was just approved). As this property is being requested for a DP-2 zoning, it would be compatible with the DP-2 property directly to the north.

COMPREHENSIVE PLAN:

The site is located in the Central Township; the intent of this future land use district is to enhance the quality of residential developments with more resident and residential diversity. Duplex-2 is an appropriate use within this district.

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):

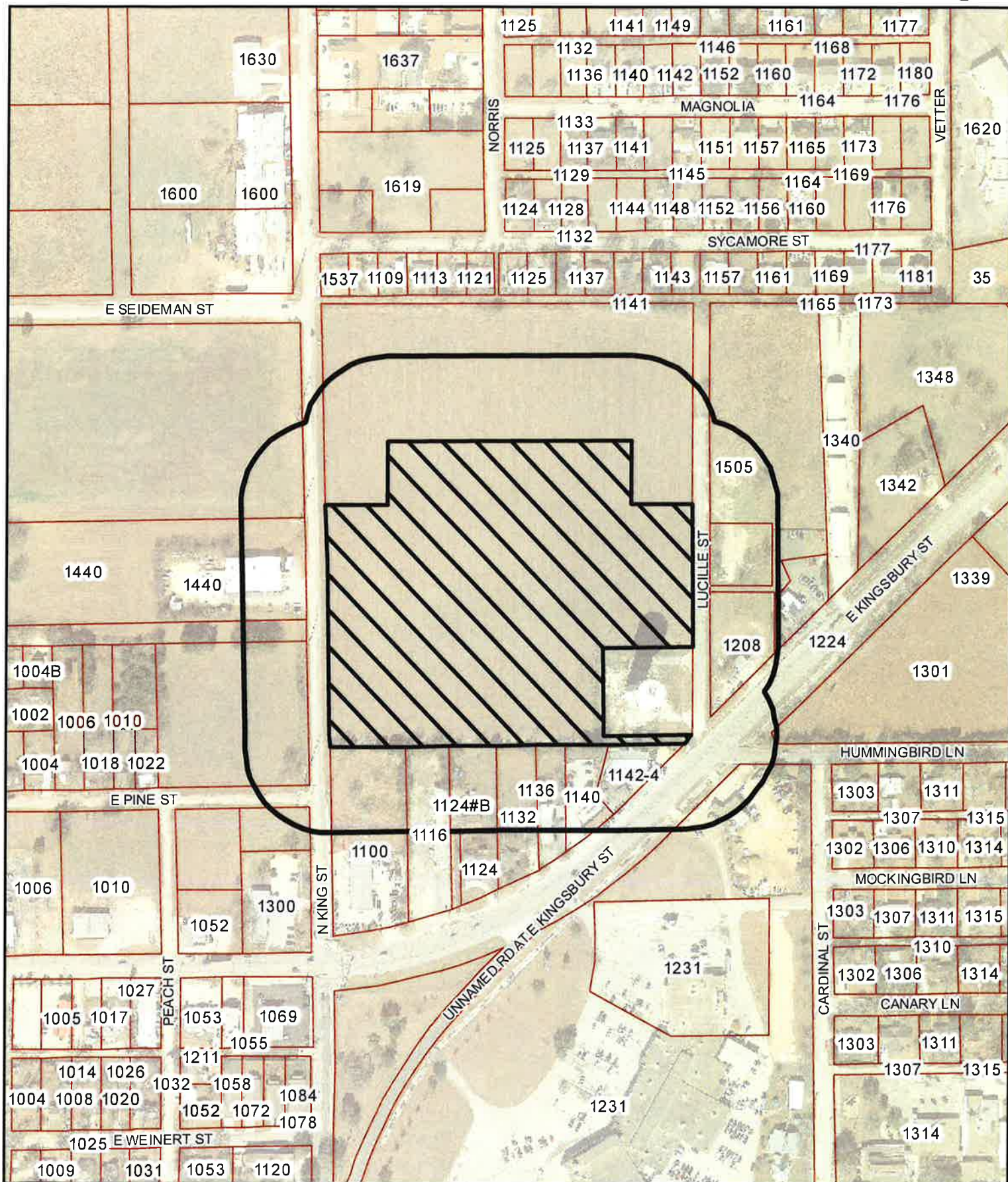
The property are accessed from N King St and Lucille St.

OTHER CONSIDERATIONS:

As with all new developments, development standards must be adhered to, including but not limited to platting, drainage, sidewalks, landscaping, etc.

LOCATION MAP

ZC 16-18: 1500 Blk of N King St



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



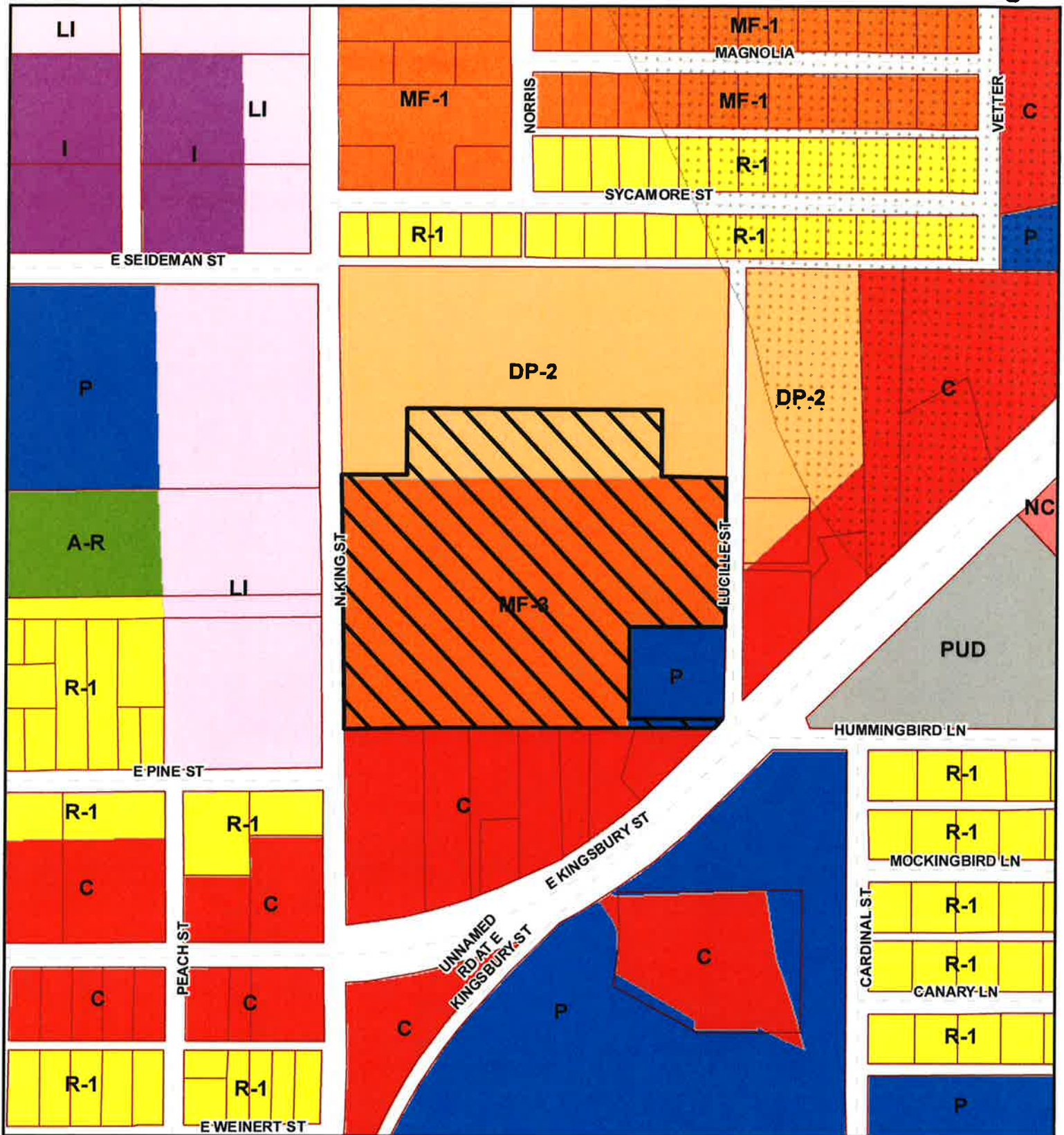
Lot Lines

1 inch = 300 feet

Printed: 7/11/2018

ZONING MAP

ZC 16-18: 1500 Blk of N King St



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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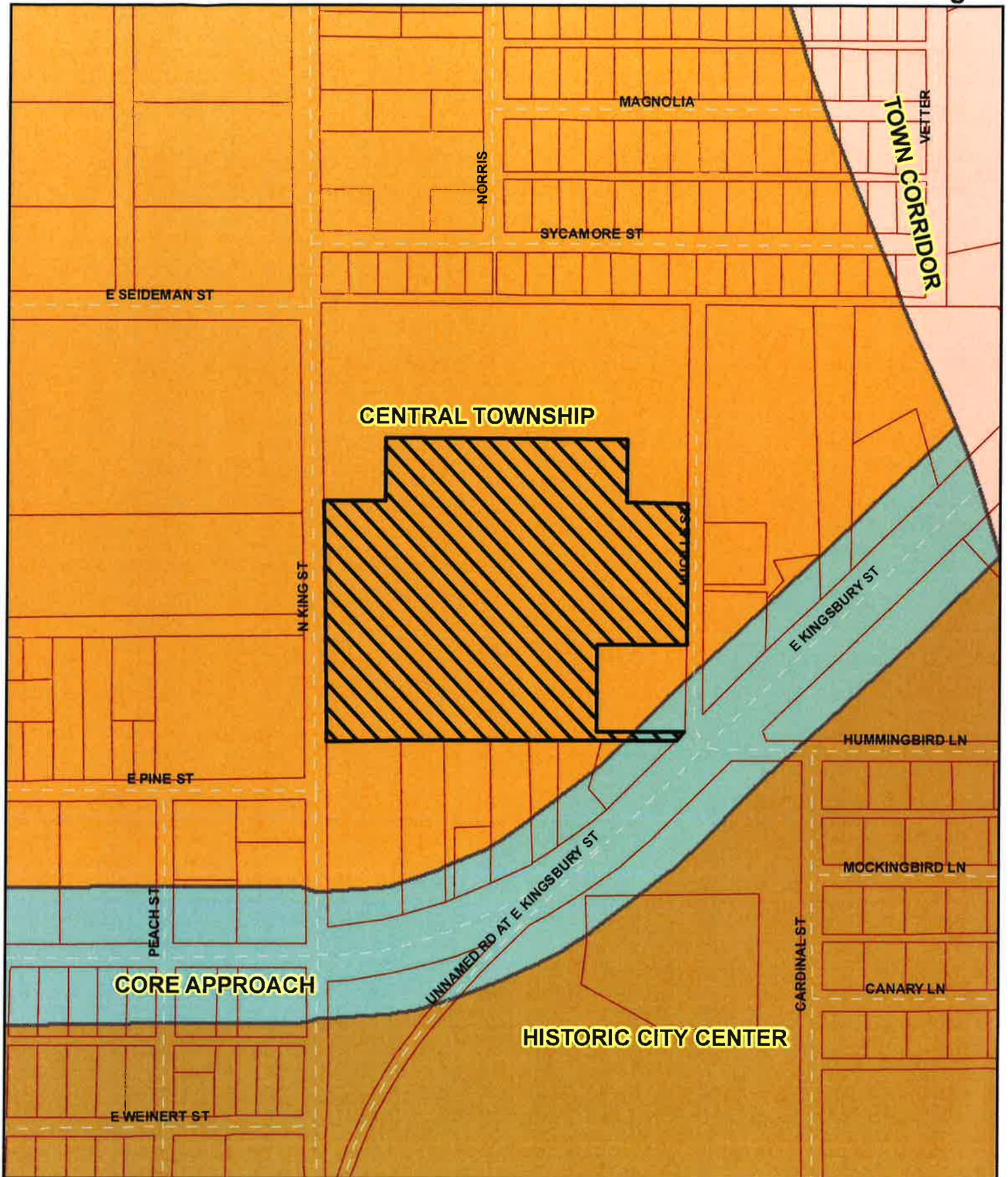
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Site Location

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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: **1500 Block of N. King Street
(Property ID 59105)
(ZC 16-18)**



Name: SEGUIN STORAGE 1301 E. KINGSBURY ST. SEGUIN ST

Mailing Address: 2160 Thousand Oaks Dr. 1213 San Antonio, TX 78232

Phone No.: 512-800-0980

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

1301 E. KINGSBURY ST. SEGUIN, TX 78155

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

In Favor ☒

Opposed ☐

Reasons and/or comments Looking FORWARD TO NICE QUALITY
CONSTRUCTION IN NEIGHBORHOOD