



## PLANNING & CODES

### Planning and Zoning Commission Report ZC 23-19

A request for Zoning Change 23-19 was considered during a public hearing at the Planning & Zoning Commission meeting on January 14, 2020.

A Zoning Change from Light Industrial (LI) to Single Family Residential (R-2) 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. He informed the Commission that items ZC 23-19, ZC 24-19 and ZC 25-19 were all associated. The applicant is Seguin Economic Development. He explained that the applicant is requesting the rezoning of properties located at the northwest corner of SH 123 and north of Strempel Road. 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. Mr. Segovia stated that the request is compatible with the intent of the Community Node and Town Corridor. Staff recommends approval of the zoning change to Single-Family Residential-2, 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 23-19), Commissioner Schievelbein moved that the Planning and Zoning Commission recommend approval of the zoning change from Light Industrial to Single Family Residential 2 property located at the Northwest Corner of Hwy. 123 and Strempel Street. Chair Gettig seconded the motion. The following vote was recorded:

#### RECOMMENDATION TO APPROVE ZONING CHANGE TO SINGLE FAMILY RESIDENTIAL 2 (R-2)

**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

**Applicant:**

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

**Property Owner:**

Sequin Economic  
Development Corporation  
211 N. River St.  
Sequin, 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. 48.4030 acres

**Future Land Use Plan:**

Community Node & 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

## ZC 23-19 Staff Report Northwest corner of SH-123 & Strempe Zoning Change LI to R-2

**REQUEST:**

A Zoning Change request from Light Industrial (LI) to Single Family Residential – 2 (R-2) for a proposed subdivision.

**ZONING AND LAND USE:**

	Zoning	Land Use
<b>Subject Property</b>	LI	Agricultural
<b>N of Property</b>	A-R	Agricultural
<b>S of Property</b>	LI	Agricultural
<b>E of Property</b>	C	Vacant
<b>W of Property</b>	A-R	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 Single-Family Residential-2 (R-2). 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 act as a transition from a higher density residential and commercial uses to a medium density residential area. Staff recommends approval of the zoning change to Single-Family Residential-2, 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; north of Stremple Street. The subject property is currently being used for agricultural uses. There is a single-family residential structure encompassed by the subject property, but this is not part of the rezoning request.

### **CODE REQUIREMENTS:**

According to the UDC's Section 3.2.4(2), the Single-Family Residential (R-2) zoning districts are intended to provide a variety of housing options in a community by creating residential neighborhoods with smaller front yards while still maintaining adequate space between the garage and the property line for off-street parking.

### **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, south and west the land is being used for agricultural 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 Stempel 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.

### **COMPREHENSIVE PLAN:**

The property is located within a Community Node and Town Corridor. The intent of this district is to define and preserve the value of non-residential areas. As Seguin grows in and new pockets of residential communities arise, those communities must have adequate access to commercial services. Community Nodes support commercial activity that should include uses that primarily serve the local community. The proposed zoning change is compatible with the Community Node as some residential housing forms are appropriate in these areas to foster the growth of retail, office and personal services.

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.

**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):**

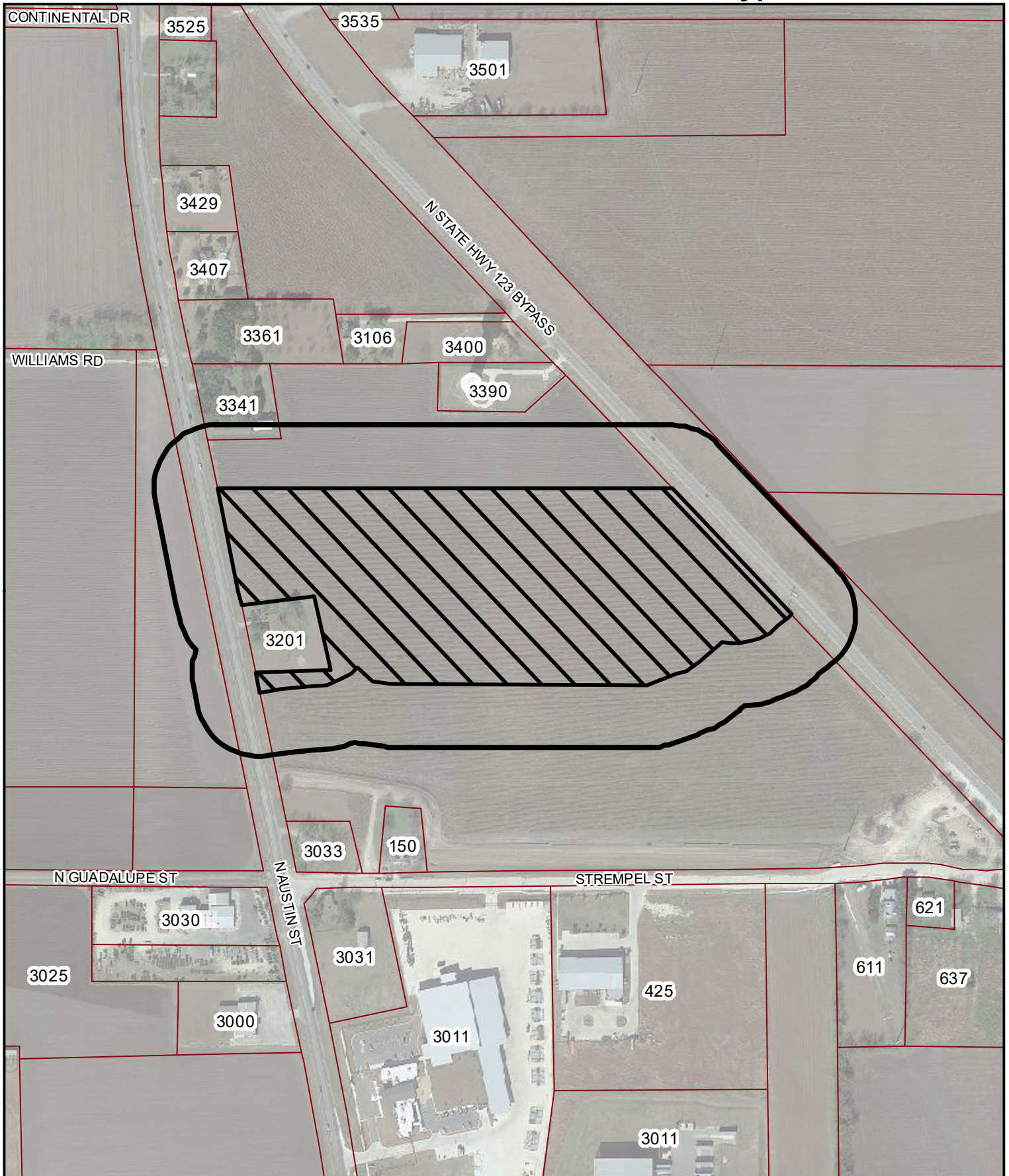
The property has double frontage on SH-123 Bypass and Business-123. Access will need to be coordinated with the Texas Department of Transportation (TxDOT) as both roadways are owned and maintained by TxDOT.

### **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 23-19: SH123 Bypass & SH123 Bus



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

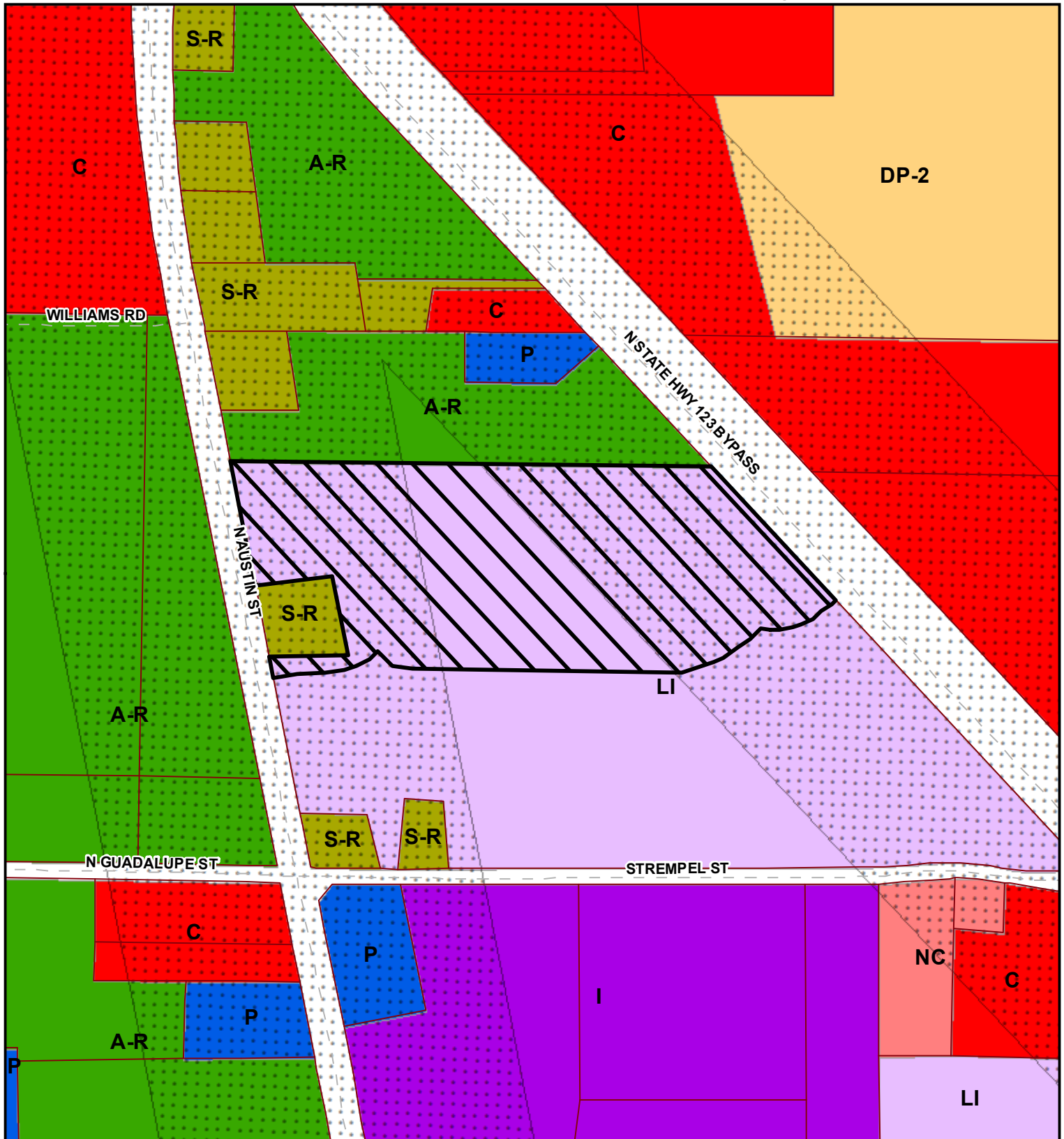
1 inch = 400 feet

Printed: 12/13/2019



# ZONING MAP

## ZC 23-19: SH123 Bypass & SH123 Bus



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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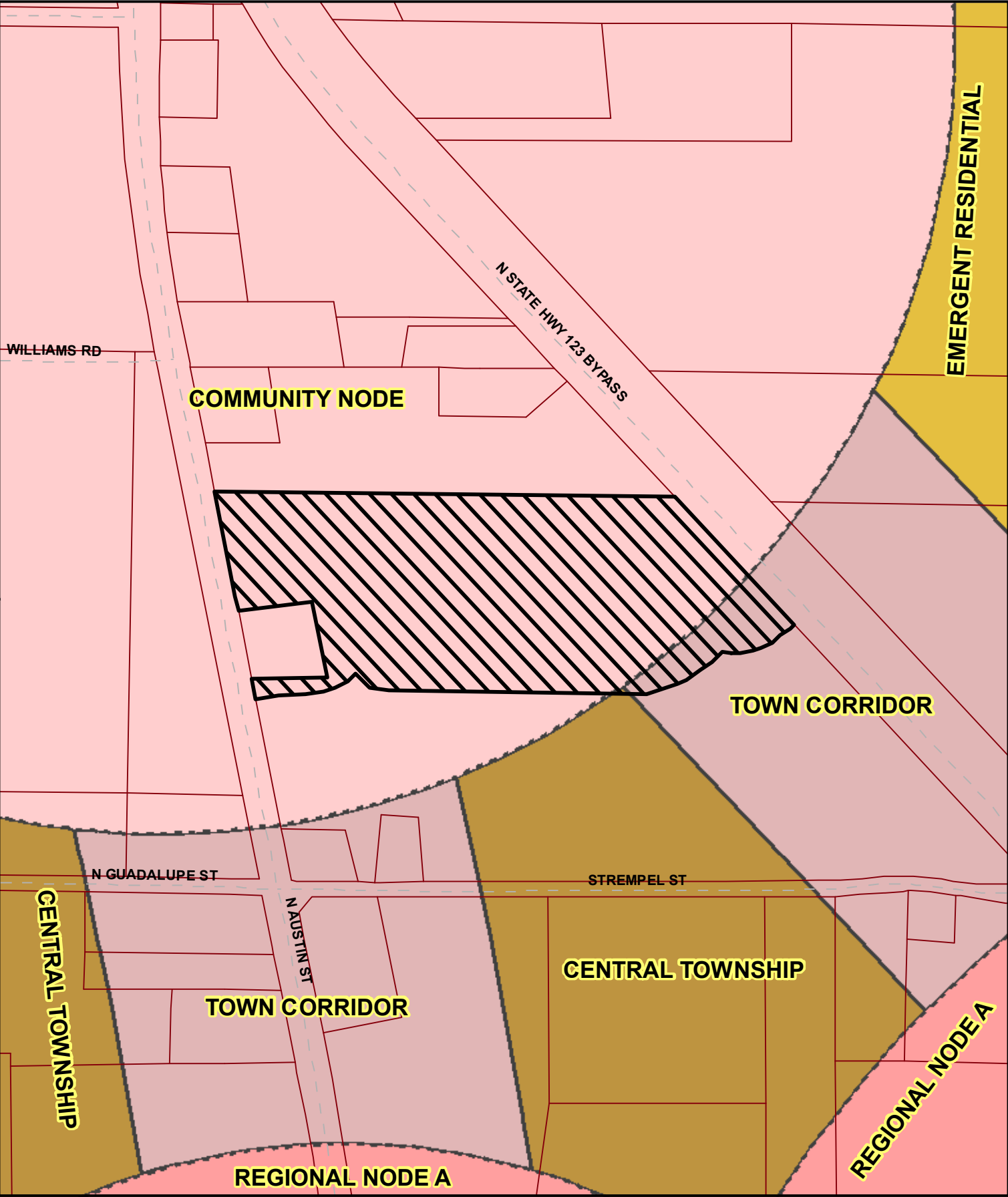
Site Location



Lot Lines

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Site Location

Lot Lines

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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

JAN 13 2020

Re: NW corner of SH 123 and Strempe Road, Property ID 52476  
ZC 23-19

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone No.: \_\_\_\_\_

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

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

In Favor \_\_\_\_\_

Opposed ☒

Reasons and/or comments I do not understand why the City of Seguin is allowing this property to be randomly "chopped up" for residential. This will decrease the value of my property and limit its uses. I am OPPOSED!

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REPLY

JAN 13 2020

Re: NW corner of SH 123 and Strempe Road, Property ID 52476  
ZC 24-19

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone No.: \_\_\_\_\_

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

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

In Favor \_\_\_\_\_

Opposed ☒

Reasons and/or comments See reasons & comments on  
accompanying reply. I am OPPOSED!  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_