



PLANNING & CODES

Planning and Zoning Commission Report ZC 24-19

A request for Zoning Change 24-19 was considered during a public hearing at the Planning & Zoning Commission meeting on January 14, 2020.

A Zoning Change from Light Industrial (LI) to Multi Family Residential (MF-3) on a request for property located at the Northwest corner of SH 123 and Strempele 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 act as a transition from commercial uses to single-family residential homes. The Multi-Family Residential (MF-3) zoning districts provide for multi-unit residential structures such as apartments, condominium complexes, garden and courtyard residential buildings, and residential loft buildings. Multi-Family developments are generally intended to serve as transitions between low-density, single family development and more intensive uses such as commercial. He stated that the request is compatible with the intent of the Community Node and the Central Township. The property has access to Business-123 (N. Austin St.) and Strempele St. Access from Business-123 will need to be coordinated with the Texas Department of Transportation (TxDOT) as this roadway is owned and maintained by TxDOT. Staff recommends approval of the zoning change to Multi-Family Residential-3, 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 24-19), Vice Chair Kirchner moved that the Planning and Zoning Commission recommend approval of the zoning change from Light Industrial to Multi Family Residential 3 for property located at the Northwest Corner of Hwy. 123 and Strempele Street. Commissioner Garza seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE ZONING CHANGE TO MULTI FAMILY RESIDENTIAL (MF-3)

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:

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

Property Address/Location:

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

Legal Description:

ABS: 10 SUR: M Cherino
48.4030 acres

Lot Size/Project Area:

Approx. 18.807 acres

Future Land Use Plan:

Community Node & Central
Township

Notifications:

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

Comments Received:

One phone call in opposition

Staff Review:

Ismael Segovia
Asst. Dir. Planning & Codes

Attachments:

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

ZC 24-19 Staff Report Northwest corner of SH-123 & Stremmel Zoning Change LI to MF-3

REQUEST:

A Zoning Change request from Light Industrial (LI) to Multi-Family Residential-3 (MF-3) for a proposed subdivision.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	LI	Agricultural
N of Property	LI	Agricultural
S of Property	S-R, P & I	Single-family homes, City of Seguin Utility Offices, Industrial company
E of Property	LI	Agricultural
W of Property	A-R	Agricultural

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant is seeking the rezoning of property located at the northwest corner of SH-123 and Stremmel St. from Light Industrial (LI) to Multi-Family Residential (MF-3). 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 commercial uses to single-family residential homes. Staff recommends approval of the zoning change to Multi-Family Residential-3, 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 St. The subject property is currently being used for agricultural uses. There are two single-family residential lots encompassed by the subject property, but are not part of the rezoning request.

CODE REQUIREMENTS:

According to the UDC's Section 3.2.10, the Multi-Family Residential (MF-3) zoning districts provide for multi-unit residential structures such as apartments, condominium complexes, garden and courtyard residential buildings, and residential loft buildings. Multi-Family developments are generally intended to serve as transitions between low-density, single family development and more intensive uses such as commercial. MF-3 zoning districts are intended to be utilized in small areas to avoid large tracts devoted to multi-family developments. A maximum density of twenty (20) units per acre is permitted.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

Currently this property is being used for agricultural uses. To the south, the properties are zoned Suburban-Residential, Public and Industrial. The land to the north and east is zoned Light Industrial and 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 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.

COMPREHENSIVE PLAN:

The property is located within a Community Node, the Central Township and the Town Corridor. The intent of this district is to define and preserve the value of non-residential areas. As Seguin grows 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 this type of dense residential housing is appropriate to foster the growth of retail, office and personal services in these nodes.

The Central Township is intended to enhance the quality of residential developments, to see more residential diversity, and maintain a higher density of family developments. Development in these areas are to display more suburban forms as they are built on a project basis rather than a site basis. There is also to be a direct vehicular and pedestrian space, with clear distinction between the public and private realms. The proposed zoning change does support the Central Township's intent as multi-family zoning districts do encourage residential diversity and higher residential densities.

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):

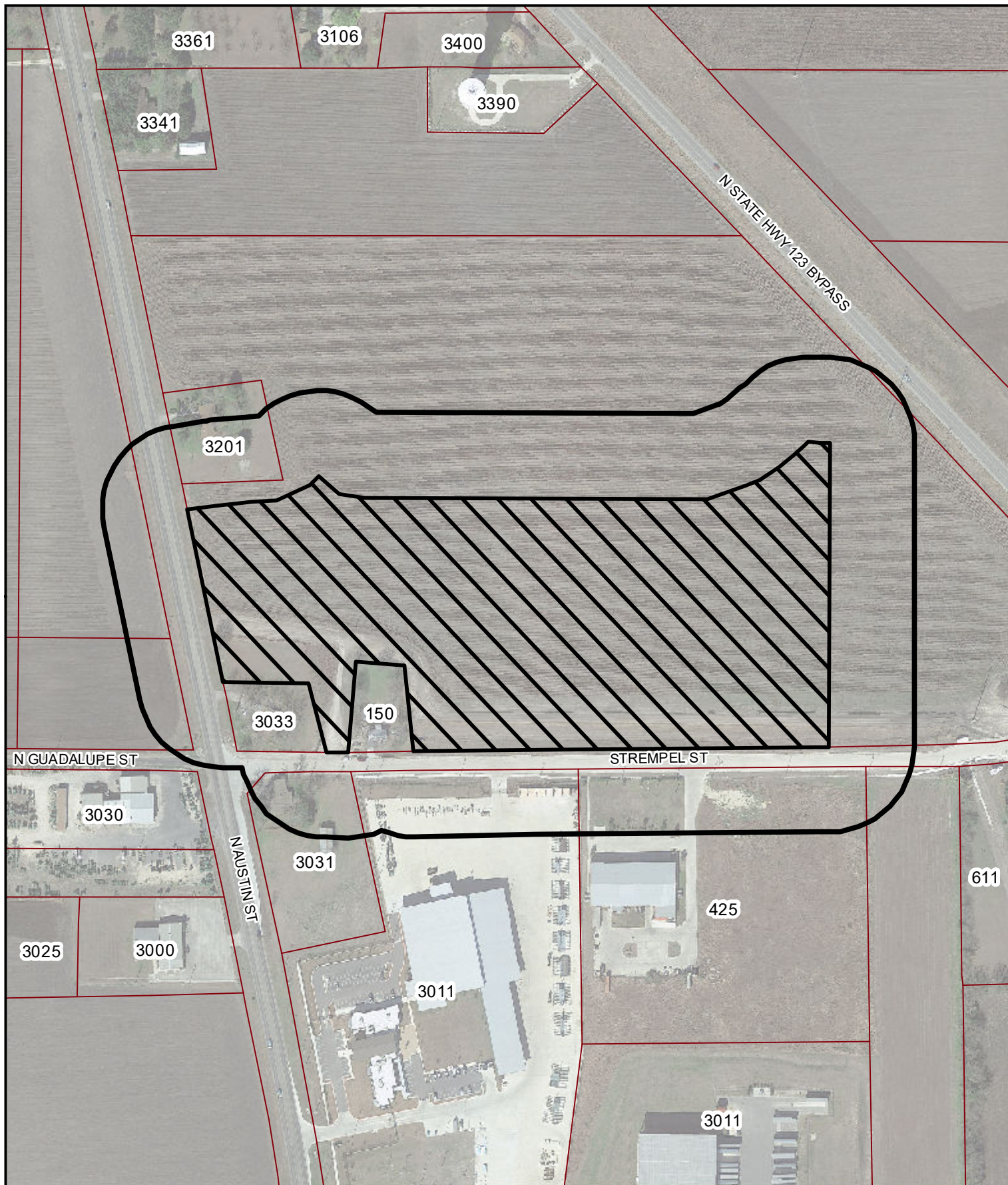
The property has access to Business-123 (N. Austin St.) and Strempe St. Access from Business-123 will need to be coordinated with the Texas Department of Transportation (TxDOT) as this roadway is owned and maintained by TxDOT.

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 24-19: SH123 Bus & Strempel



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



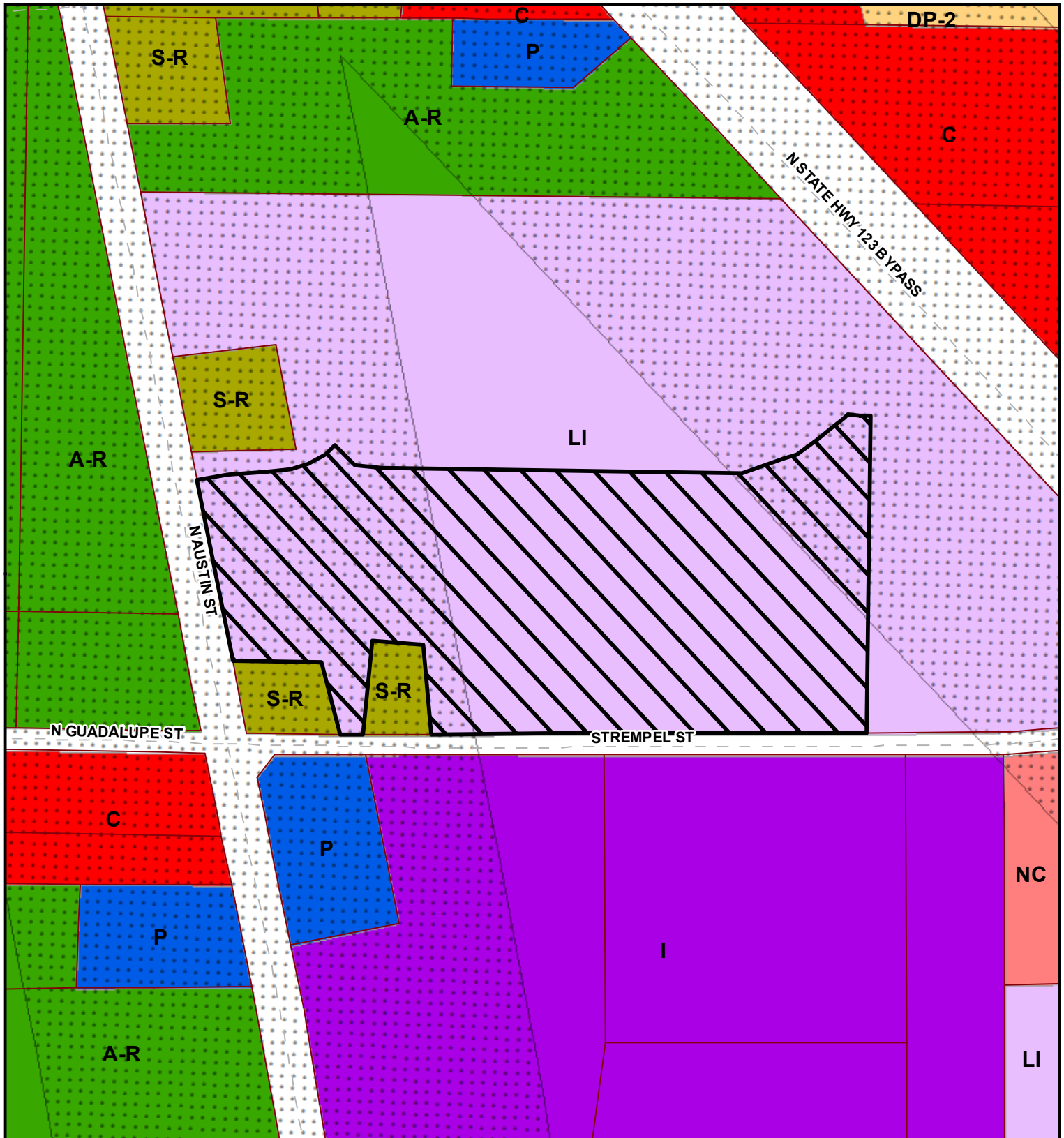
Lot Lines

1 inch = 300 feet

Printed: 12/13/2019

ZONING MAP

ZC 24-19: SH123 Bus & Strempel



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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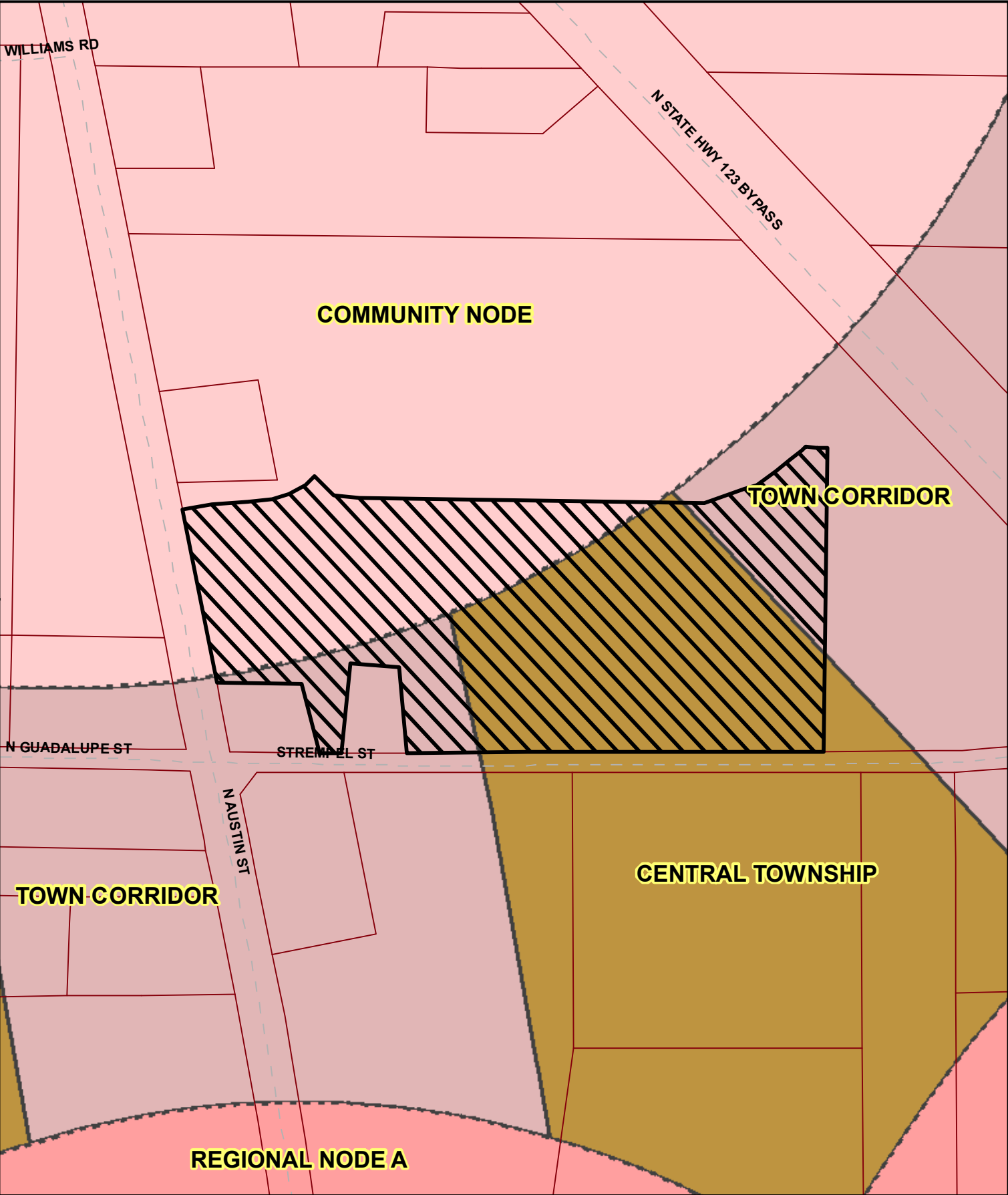
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Site Location

Lot Lines

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Printed: 12/13/2019

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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JAN 13 2020

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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!

