



PLANNING & CODES

Planning and Zoning Commission Report ZC 19-21

A request for Zoning Change 19-21 from Rural Residential (R-R) to Commercial (C) located at the River Road and West 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 has requested a zoning change for the front two acres of a 7.6-acre parcel of property located on River Road and West Kingsbury. The remaining five acres will remain Rural Residential.

He gave a brief overview of the surrounding properties. Neighborhood commercial residential is to the north, ETJ residential to the east, vacant land zoned rural residential to the south, and commercial zoned residential to the west.

The front two acres of the property is located within the Regional Node A of the City's Future Land Use Plan and commercial zoning is encouraged.

A zoning change to Commercial for the front two acres would be compatible with the future and existing land use along Kingsbury Street. Commercial uses are mostly concentrated at the major intersections, with the FM 725 and 90 intersections within proximity. The property fronts Kingsbury Street but can also be accessed through River Road, a county road.

Staff recommended approval of the Zoning change for the front two acres from Rural Residential (R-R) to Commercial (C).

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 Change (ZC 19-21), Commissioner Lievens moved that the Planning and Zoning Commission recommended approval of the zoning change from Rural Residential (R-R) to Commercial (C) for property located at River Road and Kingsbury Street. Commissioner Schievelbein seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE THE ZONING CHANGE TO COMMERCIAL (C)

MOTION PASSED

8-0-0


Francis Serna, Planning Assistant


ATTEST: Armando Guerrero, Planner



PLANNING & CODES

ZC 19-21 Staff Report River Road & W Kingsbury Zoning Change from R-R to C

Applicant:

Two Six Land Co/ Erik
Saengerhausen
183 Royal George Circle
McQueeney, TX 78123

Property Owner:

Two Six Land Co/ Erik
Saengerhausen
183 Royal George Circle
McQueeney, TX 78123

Property Address/Location:

River Road & West
Kingsbury

Legal Description:

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

Lot Size/Project Area:

2.0 acres

Future Land Use Plan:

Regional Node A

Notifications:

Mailed: July 29, 2021
Newspaper: July 25, 2021

Comments Received:

None

Staff Review:

Armando Guerrero
Planner

Attachments:

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

REQUEST:

A Zoning change request from Rural Residential (R-R) to Commercial (C)

ZONING AND LAND USE:

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

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant is requesting a zoning change on two (2) acres of a 7.6-acre parcel of property located on River Road and west Kingsbury. The applicant is requesting Commercial (C) zoning for the front two (2) acres fronting Kingsbury Street for future Commercial development, the remaining five (5) acres will be zoned for Rural Residential (R-R) development.

Staff is recommending approval of the Zoning change for the front two (2) acres from Rural Residential (R-R) to Commercial (C), a zoning change to Commercial (C) would be compatible due to its location along Kingsbury, proximity to a major intersection, and compatibility with the Regional Node A's future land use.

Planning Department Recommendation:

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

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The front two (2) acres is part of a 7.6-acre parcel zoned rural residential located on River Road and West Kingsbury. The two (2) acres being requested is the front portion of the property fronting Kingsbury Street. The property is vacant and has no built structures. Neighborhood commercial residential is to the north, ETJ residential to the east, vacant land zoned rural residential to the south, and commercially zoned residential to the west.

CODE REQUIREMENTS:

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

Commercial:

Lot Area (internal/corner): 6,000/7,500 sf

Lot Frontage (internal lot/corner lot): 50'/60'

Lot Depth: 100'

Units per acre Max: n/a

Front Yard Setback: 20'

Rear Yard Setback/ Accessory Structure: 5' with an additional 2' for each story above 24' with a max of 25'

Side Setback (internal/corner): 5'/15'

Impervious Cover Max: 80% of lot area

Maximum Height of Structures: n/a

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

A zoning change to Commercial (C) for the front two (2) acres of land would be compatible with the future and existing land use along Kingsbury Street. Commercial uses are mostly concentrated at the major intersections, with the FM 725 and 90 intersection within close proximity.

COMPREHENSIVE PLAN:

The front two (2) acres of the property is located within the Regional Node A of the City's Future Land Use Plan.

Commercial zoning is encouraged in this node. Buildings are allowed to host distinctive public, commercial, and social activity at the ground plane ranging from retail, office use, and community multi-family designations

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

No health, safety or environmental issues have been identified.

TRAFFIC (STREET FRONTAGE & ACCESS):

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

LOCATION MAP

ZC 19-21 River Road & W Kingsbury



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Lot Lines



Site Location



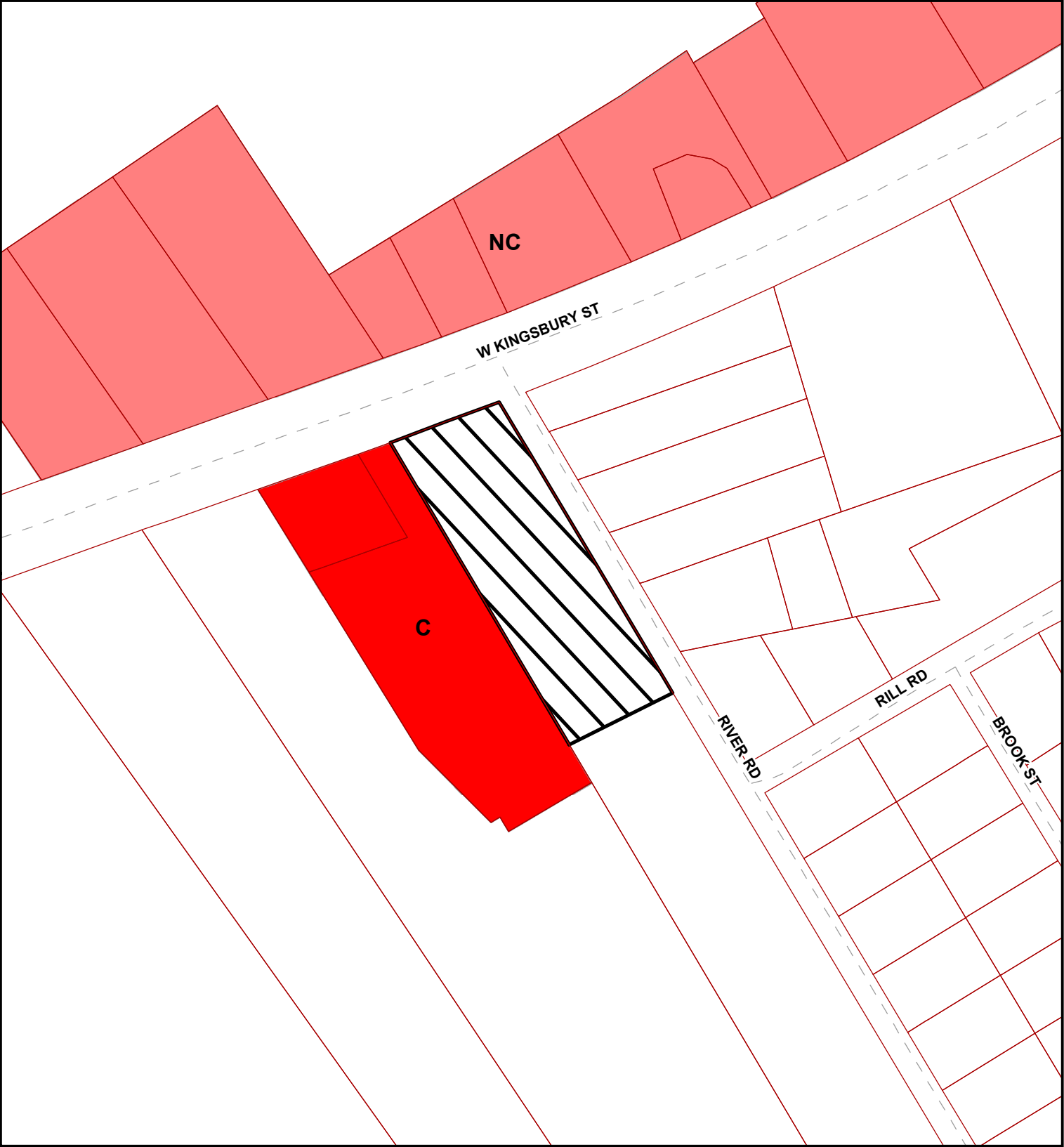
200' Notification Buffer

1 inch = 200 feet

Printed: 7/29/2021

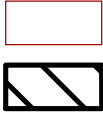
ZONING MAP

ZC 19-21 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

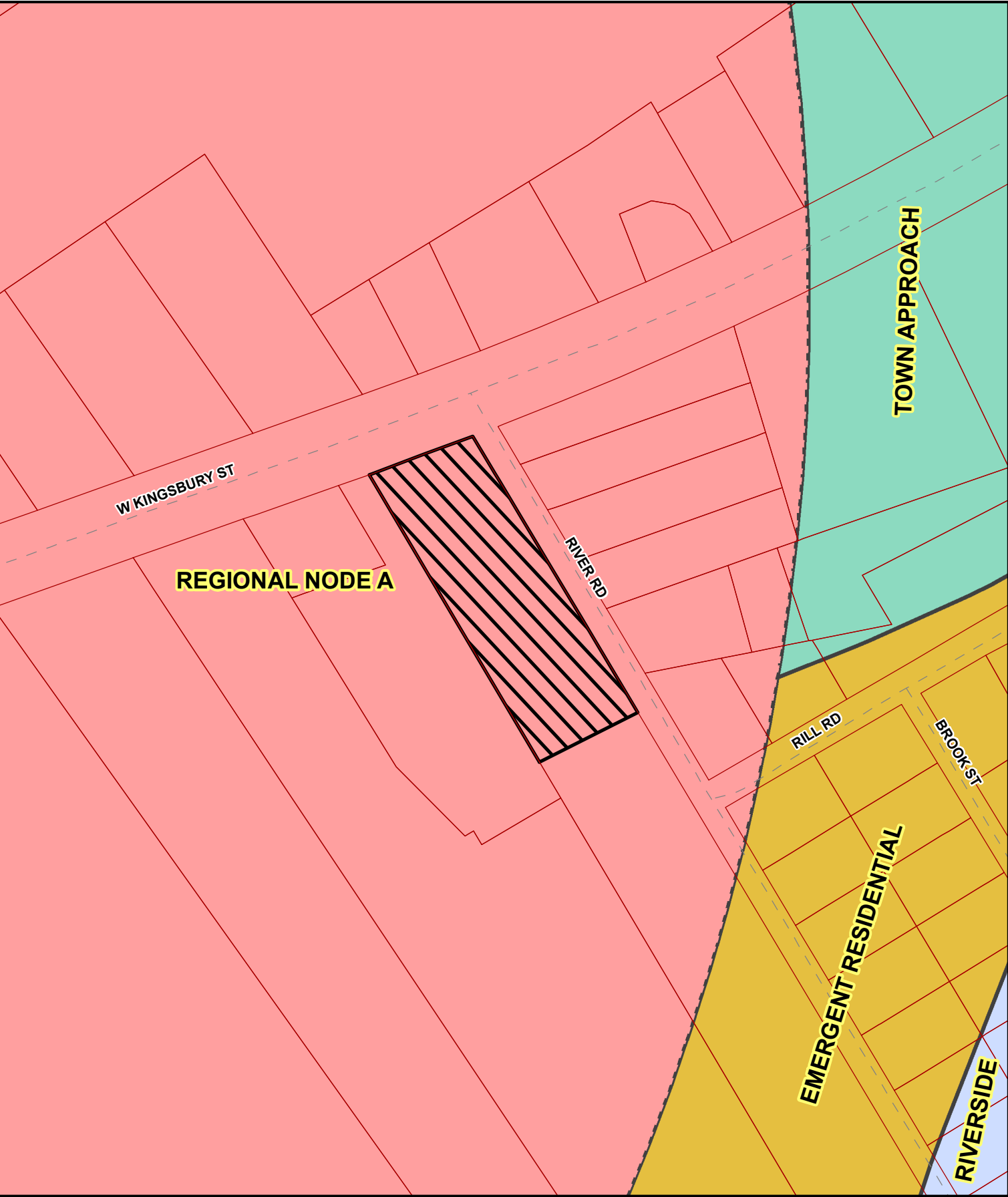
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Ownership
Site Location

1 inch = 200 feet

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