



Planning and Zoning Commission Report ZC 47-21

A request for Zoning Change 47-21 from Single Family Residential (R-1) to Multi-Family Residential 2 (MF-2) located at 517-527 Prexy Drive, Property ID 51103 and 51106 was considered during a public hearing at the Public and Virtual Planning & Zoning Commission meeting on January 11, 2022.

Helena Schaefer presented the staff report. She stated that the request for MF-3 from last month's Planning Commission was withdrawn and will not go to City Council. The applicant submitted a new application for MF-2 zoning.

Ms. Schaefer explained that the difference between MF-3 and MF-2 is the density. MF-2 allows for 12 units per acre and MF-3 allows 20 units. The new request lowers the possible density by 8 units per acre and the maximum number of units with this request would be 18 dwelling units.

As reported last month, the existing land use and surrounding zoning is compatible with the request to MF-2. And just as MF-3 was compatible with the future land use district of University, MF-2 is also compatible with the district.

Ms. Schaefer informed the Commission that a letter in opposition from TLU was received and states that "TLU opposed the previous MF-3 request because of the size and scope of the project. They believe that MF-2 is still too big. The developer mentioned this would benefit TLU staff/students but has not reached out to at all. We told the realtor that TLU would drop objections if it was at MF-1." Staff received several letters of opposition noting their concerns crime, drugs, and lower property values.

Staff recommended approval to Multi-Family 2 zoning. MF-2 zoning is compatibility with the future land use plan, existing zoning and existing land uses. She stated that any redevelopment of the two properties will need to adhere to all applicable development standards.

Duley Dawson Jones, Duley & Associates states she is the listing agent and the are requesting the zoning to be allowed to place additional units on the property. Ms. Schaefer stated that the developer was not available, and that staff did not receive additional information.

The regular meeting recessed, and a public hearing was held. Simon and Theresa Gonzales, 526 N. Vaughan. Ms. Gonzales said she agrees with comments from TLU. She asked if a multi-level unit was allowed. Ms. Centeno stated that multi-level units are allowed, although they do have additional buffer requirements and regulations. She said the proposed development would bring down property values and increase crime in the area. Mr. Gonzales stated they are in opposition of the request. He stated they requested crime data information but did not have enough time. There being no additional responses from the public the regular meeting reconvened for action.

After consideration of the staff report and all information given regarding Zoning Change (ZC 47-21), Commissioner Lieven's moved that the Planning and Zoning Commission recommended approval of the zoning change to Multi-Family Density 2 (MF-2) for property located at 517B, 523, 527 Prexy Drive. Commissioner Schievelbein seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE THE ZONING CHANGE TO MULTI FAMILY HIGH DENSITY 2.

**MOTION TO APPROVE FAILED
3-5-0**

The zoning change returned to the Commission on February 8, 2022 since no recommendation was made. At the February 8, 2022 Planning Commission Meeting, Vice-Chair Kirchner moved that the Planning and Zoning Commission recommended denial of the zoning change to Multi-Family Density 2 (MF-2) for property located at 517B, 523, 527 Prexy Drive. Commissioner Schievelbein seconded the motion. The following vote was recorded:

RECOMMENDATION TO DENY THE ZONING CHANGE TO MULTI FAMILY HIGH DENSITY 2.

**MOTION TO DENY PASSED
6-0-0**


Francis Serna, Planning Assistant

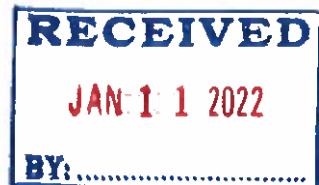

ATTEST: Helena Schaefer
Planning Supervisor

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: 517B, 523 and 527 Prexy St.
Property ID 51103 and 51106
(ZC 47-21)



Name: William R Senter / Texas Lutheran University

Mailing Address: 1000 W Court St - Seguin, TX 78155

Phone No.: _____

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

TLU property is on the West & South of these lots

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

In Favor ☐

Opposed ☒

Reasons and/or comments TLU opposed the previous "MF-3" request because of the size & scope of the project. We believe that "MF-2" is still too big. The developer mentioned this would benefit TLU staff/students but has not reached out to us at all. We told the realtor that TLU would drop objection if it was at "MF-1".

William R Senter
Vice President for Administration
Chief Technology Officer

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: 517B, 523 and 527 Prexy St.
Property ID 51103 and 51106
(ZC 47-21)



Name: Maria T Garza

Mailing Address: 514 N. Vaughan

Phone No.: _____

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

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

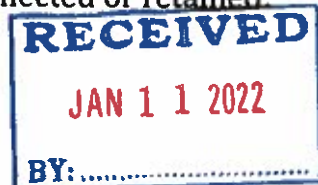
In Favor _____

Opposed ☒

Reasons and/or comments to much crime & drugs

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: 517B, 523 and 527 Prexy St.
Property ID 51103 and 51106
(ZC 47-21)

Name: AMELIA Rangel

Mailing Address: 544 N. VAUGHAN

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 X

Reasons and/or comments I LIVE NEXT DOOR TO APARTMENTS ON VAUGHAN. THE RESIDENTS OF THE APTS. HAVE STOLEN FROM ME ON SEVERAL OCCASIONS. I HAVE BEEN VANDALIZED AND THE APARTMENTS ARE NOT KEPT TO CODE WITH TRASH DRUGS ARE BEING SOLD FROM THERE. I DO NOT WANT ANOTHER APARTMENT COMPLEX TO BE BUILT THERE. ONCE BUILT THE OWNERS COULD CARE LESS WHAT HAPPENS THERE. THEY DO NOT HAVE TO LIVE NEXT TO THEM.

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: 517B, 523 and 527 Prexy St.
Property ID 51103 and 51106
(ZC 47-21)



Name: EARL F. BROWNFIELD

Mailing Address: 522 N VAUGHAN AVE, SEGUIN, TX 78155

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 X

Reasons and/or comments _____

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: 517B, 523 and 527 Prexy St.
Property ID 51103 and 51106
(ZC 47-21)



Name: Stephanie Seelk
Mailing Address: 518 N. Vaughan, Seguin, TX 78155
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 Apartments bring in more
crime. This will bring our property
values down.

Stephanie Seelk



PLANNING & CODES

ZC 47-21 Staff Report
517-527 Prexy Dr
Zoning Change from R-1 to MF-2

Applicant:

Duley Dawson
603 W Court St
Seguin, TX 78156

Property Owner:

Thomas & Hogan Beaty
PO Box 1692
Seguin, TX 78155

Property Address/Location:

517-527 Prexy Dr

Legal Description:

Abs: 6 Sur: H Branch 1.54 ac
Property ID: 51103 & 51106

Lot Size/Project Area:

1.54 acres

Future Land Use Plan:

University

Notifications:

Mailed: Dec. 23 ,2021
Newspaper: Dec. 26, 2021

Comments Received:

None

Staff Review:

Helena Schaefer
Senior Planner

Attachments:

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

REQUEST:

A Zoning Change request from Single-Family Residential (R-1) to Multi-Family 2 (MF-2).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	R-1	Residences
N of Property	R-2	Residence
S of Property	P	TLU properties
E of Property	R-1	Residences
W of Property	P	Texas Lutheran University

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The two properties located at 517B, 523 and 527 Prexy Dr are currently zoned Single-Family Residential 1. 517B and 523 Prexy are grandfathered uses. Staff recommends approval of the zoning change to Multi-Family 2 (MF-2). A zoning change would be compatible with the future land use plan.

Planning Department Recommendation:

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

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The two properties at 517B, 523 and 527 Prexy Dr total 1.54 acres. There are currently three residential structures on the properties. 527 Prexy Dr has a single-family residential structure. The larger property at 517B and 523 Prexy Dr has a single-family residential structure and a duplex. Both properties were rezoned in 2015 as part of the adoption of the Unified Development Code and the removal of the "Mixed Use" zoning district.

CODE REQUIREMENTS:

According to the UDC's Section 3.4.3 Land Use Matrix, in order to develop the properties as a multi-family development, a zoning change to Multi-Family 2 is required. MF-2 allows the maximum number of units per acre, 12 units. The maximum number of units for these properties would be 18 units.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The area to the north of these properties is zoned Single-Family Residential 1 and has a residential structure on it. The area to the east is zoned Single-Family Residential and the use is residential. Across Prexy Dr to the west, the properties are zoned Public and houses Texas Lutheran University. To the south, the zoning is public, and ownership belongs to the University. In close proximity, there are several properties that are zoned multi-family or have grandfathered multi-family structures on single-family residentially zoned lots. Rezoning these properties to multi-family would be compatible with the existing land uses and zoning.

COMPREHENSIVE PLAN:

This property is located in the University future land use district. The influence in this district is the Texas Lutheran University; uses that serve the students, faculty and visitors are encouraged. Multi-family use is an acceptable use in this district.

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

No health, safety or general welfare concerns have been identified for these properties.

TRAFFIC (STREET FRONTAGE & ACCESS):

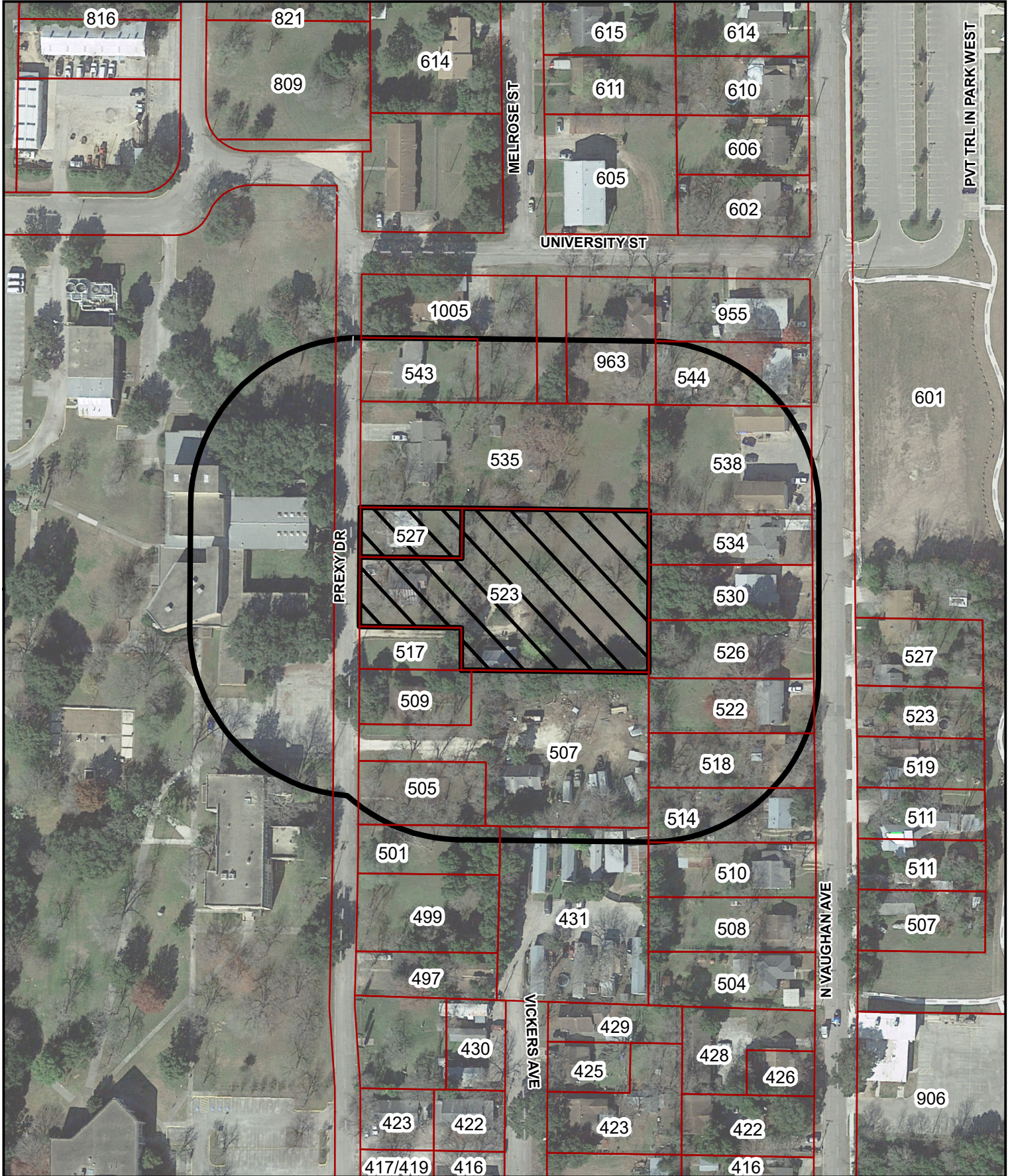
Access is taken from Prexy Dr, a city right-of-way.

OTHER CONSIDERATIONS:

The redevelopment of these properties will adhere to any and all pertinent development standards, to include, but not limited to platting, landscaping/buffering and off-street parking.

LOCATION MAP

ZC 47-21 517B, 523, & 527 Prexy Dr



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 Sequim assumes no liability for errors on this map or use of this information.



☐ Lot Lines



Site Location



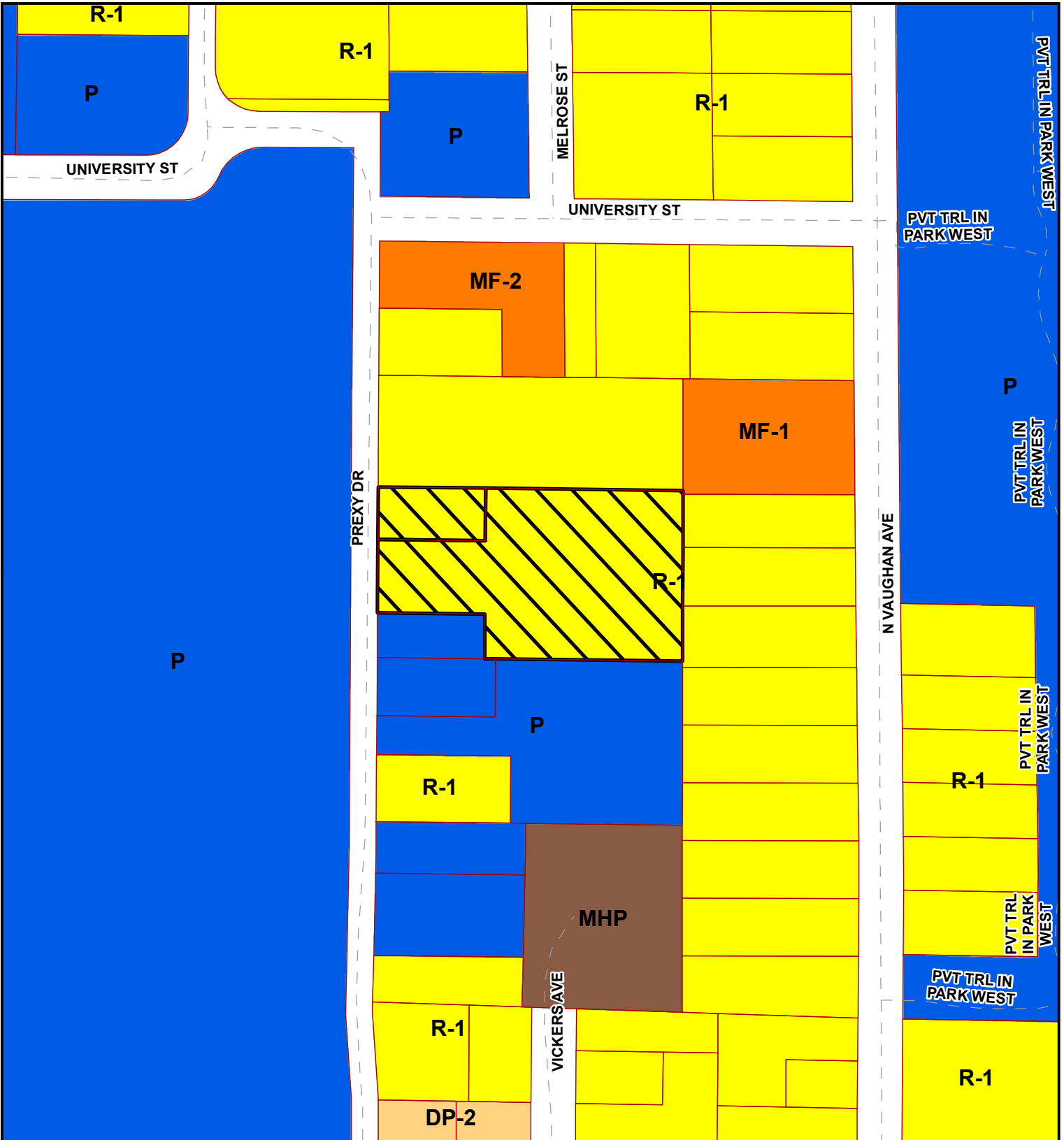
200' Notification Buffer

1 inch = 150 feet

Printed: 12/20/2021

ZONING MAP

ZC 47-21 517B, 523, & 527 Prexy Dr



	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

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 Sequim assumes no liability for errors on this map or use of this information.



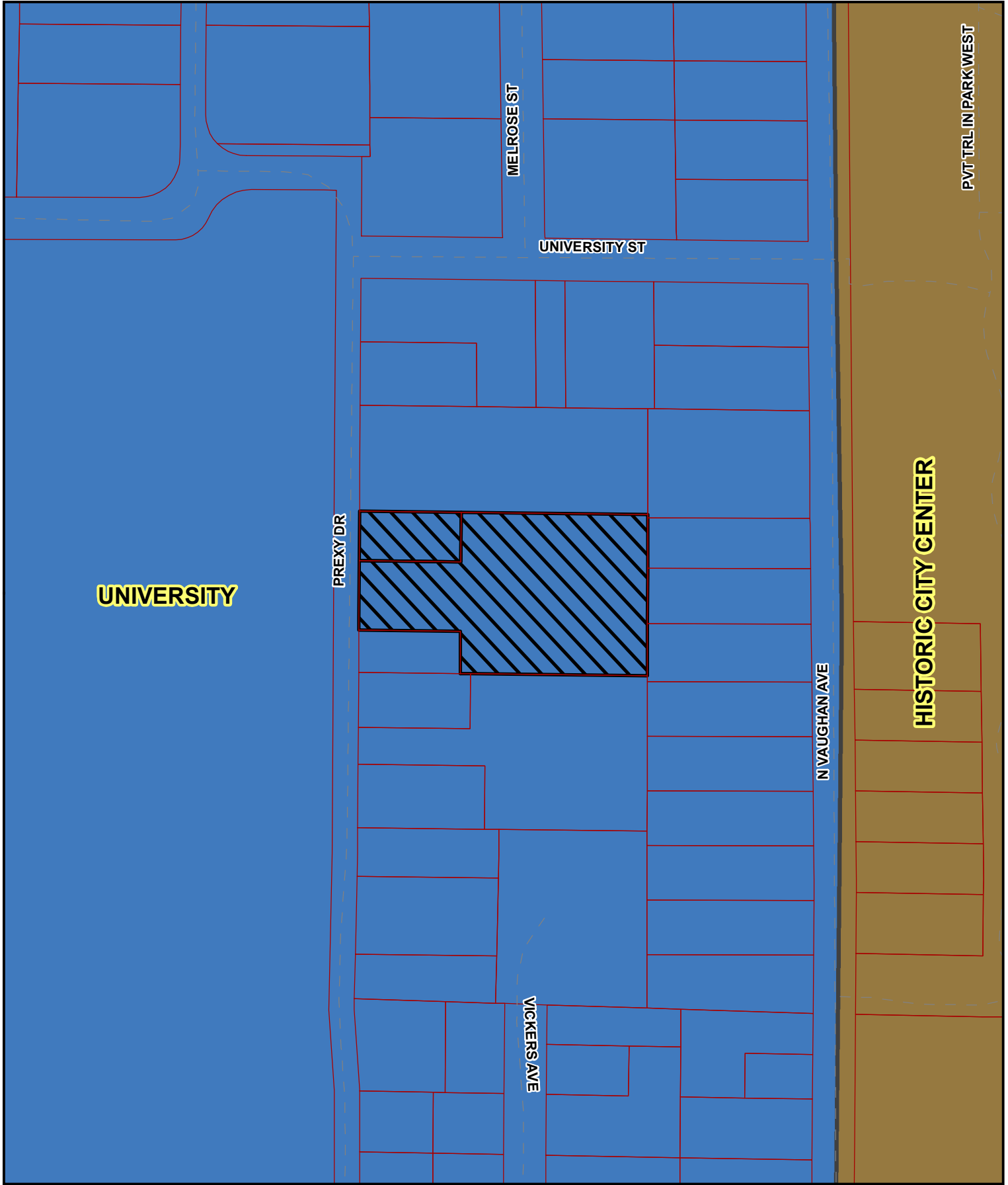
 Ownership
 Site Location

1 inch = 150 feet

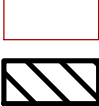
Printed: 12/20/2021

FUTURE LAND USE MAP

ZC 47-21 517B, 523, & 527 Prexy Dr



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.



Ownership
Site Location

1 inch = 150 feet

Printed: 12/20/2021