



Planning and Zoning Commission Report ZC 30-15

The following request was considered during a public hearing at the Planning & Zoning Commission meeting on November 10, 2015:

ZONING CHANGE request from Mixed to Duplex-2 for the property located along the 200 Block of Prexy Dr, Lot 28, Block 1057, West Addition, approx. 0.278 acres, Property ID 46270 (ZC 30-15)

Helena Schaefer presented the staff report. The property is being rezoned in conjunction with the UDC Rezoning process. The property owner has applied for a rezone of the property to Duplex-2.

Public notifications were mailed on October 30, 2015 to 10 property owners. No response was received.

The applicant was not present to answer questions. Stan Jackel questioned the double frontage and access. Staff explained that there is a double frontage and would have to choose one frontage for 911 addressing. Driveway access was discussed as well.

There being no further questions for the applicant the regular meeting was recessed and a public hearing was held. There being no response from the public the regular meeting reconvened for action.

After consideration of the staff report and all information given regarding Zoning Change 30-15, the Planning and Zoning Commission voted 6-0-0, to Recommend to City Council to Approve the Zoning Change request to Duplex 2.

**RECOMMENDATION TO APPROVE ZONING CHANGE FROM MIXED TO DUPLEX 2 –
MOTION PASSED 6-0-0**

Dora Toungate
Planning Assistant

ATTEST: Pamela Centeno
Director of Planning/Codes



City of Seguin

Planning/Codes Department
Staff Report

ZC 30-15
Prexy Dr, Lot 28
Zoning Change M to DP-2

Applicant:

GP & DW Day Living Trust
1584 Eastridge Pkwy
Seguin, TX 78155

Property Owner:

GP & DW Day Living Trust
1584 Eastridge Pkwy
Seguin, TX 78155

Property Address/Location:

Prexy Dr

Legal Description:

Lot 28, Blk 1057, West
Addition
Property ID # 46270

Lot Size/Project Area:

0.278 acres

Future Land Use Plan:

University

Notifications:

Mailed October 30, 2015
Newspaper October 25, 2105

Comments Received:

None to date

Staff Review:

Helena Schaefer
GIS Analyst
Nov. 4, 2015

Attachments:

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

REQUEST:

A Zoning Change request from Mixed to Duplex 2.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	M	Vacant lot
N of Property	P	Parking lot
S of Property	P	Residential
E of Property	Being rezoned	Residential
W of Property	P	TLU

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

With the adoption of the Unified Development Code, several properties in the City require zoning change. Parcel 46270 is currently zoned "Mixed". Although the City originally proposed to rezone that portion of the property zoned as Single-Family Residential, the Applicant requested another zoning, Duplex-2. The Applicant, which is also the property owner, requested that the property be withdrawn and they would pursue their own rezoning. Staff is recommending the approval of the zoning change from Mixed to DP-2.

Planning Department Recommendation:

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

PLANNING DEPARTMENT ANALYSIS

CODE REQUIREMENTS:

All property within the city limits are required to have a zoning designation. According to the UDC, any property annexed will receive A-R zoning until the time that the property can be appropriately zoned. This parcel has not been rezoned since the zoning was assigned during the original 1989 zoning process.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

This property is located along Prexy Dr adjacent to Texas Lutheran University. With the close proximity of the university, the area has a variety of residential structures from single-family, multi-family, and manufactured homes. Duplex -2 would be compatible with the existing uses and new zoning of Group 4B.

COMPREHENSIVE PLAN:

This site is located in the University District; the intent of this district is to provide a mix of housing with a high density, the proposed rezoning to duplex would be very appropriate.

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

No area of health, safety or historical significances has been identified by the applicant.

TRAFFIC (STREET FRONTAGE & ACCESS):

The property is a double frontage lot with access from Prexy Dr and Vickers Ave (which is a dead end street).

PARKING:

Off-street parking shall be provided in accordance with Section 5.3 of the Unified Development Code, which identifies specific parking requirements for different land uses and zoning districts.

OTHER CONSIDERATIONS:

All standards shall be adhered to the development of this property according to the zoning requirements as well as other standards (to include, but not limited to sidewalks, drainage, parkland dedication, street construction and site plan).

FUTURE LAND USE MAP

ZC 30-15: Lot 28, 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.



Site Location



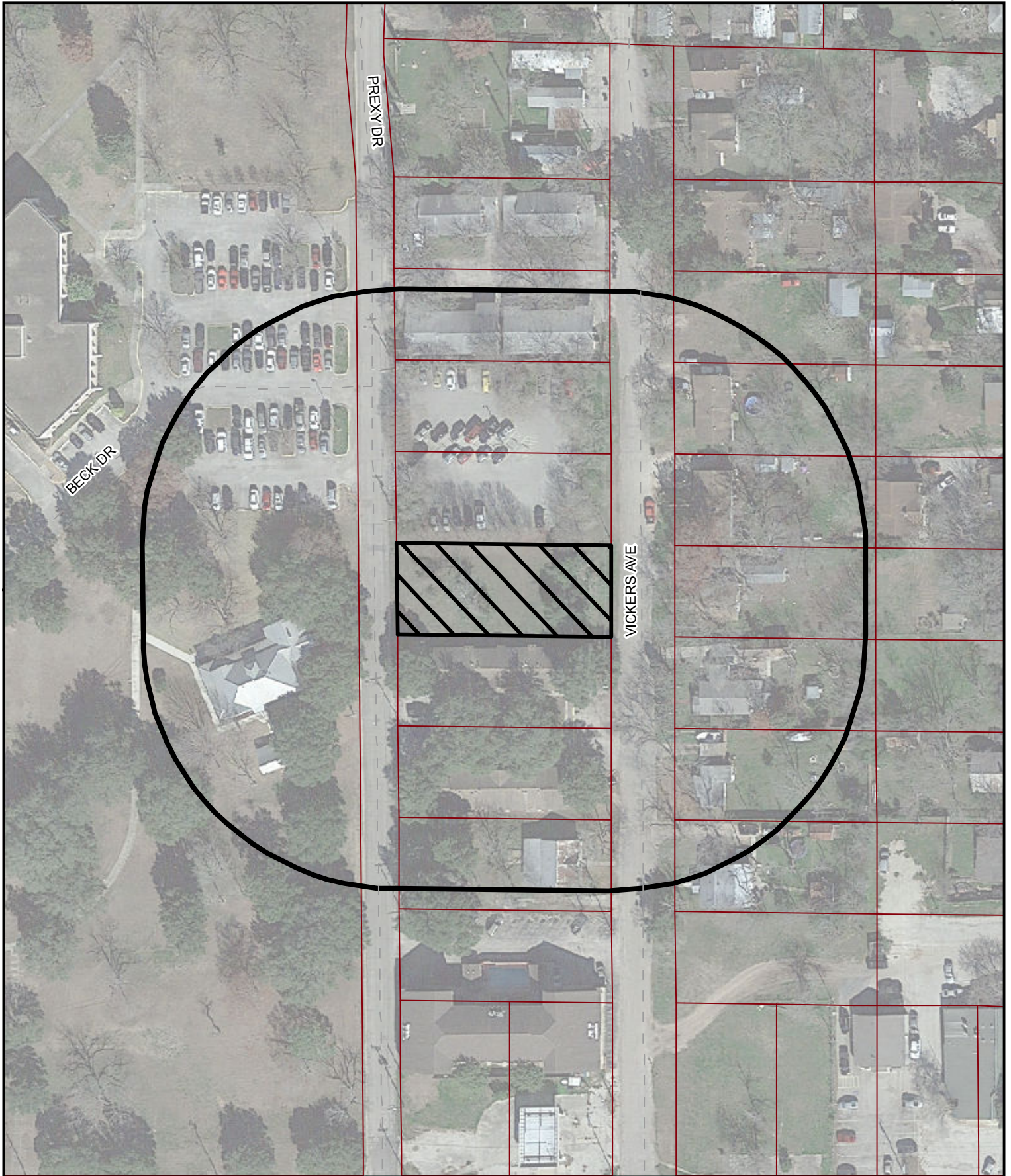
Lot Lines

1 inch = 100 feet

Printed: 9/11/2015

LOCATION MAP

ZC 30-15: Lot 28 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.



Site Location



200' Notification Buffer



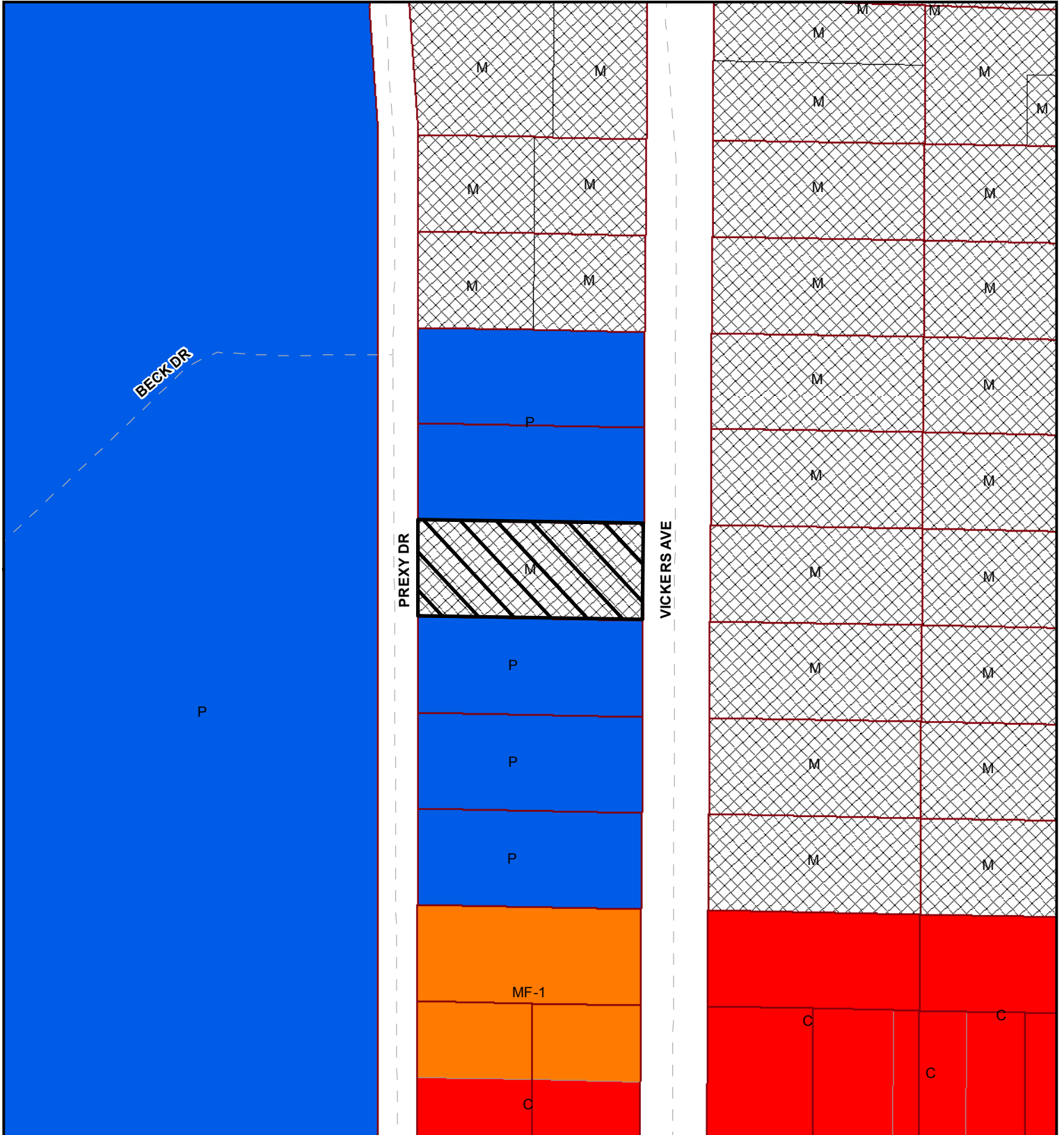
Lot Lines

1 inch = 100 feet

Printed: 10/28/2015

ZONING MAP

ZC 30-15: Lot 28, Prexy Dr



- | | | | |
|-------------------------------|------------------------------|----------------------------|------------------------------|
| A-R Agricultural Ranch | ZL Zero Lot Lines | MHP Manufactured Home Park | I Industrial |
| R-R Rural Residential | DP-1,2 Duplex | NC Neighborhood Commercial | P Public |
| S-R Suburban Residential | MF-1,2,3 Multi-Family | C Commercial | PUD Planned Unit Development |
| R-1 Single Family Residential | M-R Manufactured Residential | LI Light Industrial | |

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



Lot Lines

1 inch = 100 feet

Printed: 9/11/2015