

MEMORANDUM

To: City of Seguin Mayor and Council Members
Steve Parker, City Manager

From: Pamela Centeno, Director of Planning & Codes

Through: Rick Cortes, Deputy City Manager

Subject: **ZC 47-21 (517-527 Prexy Drive)**
Zoning Change from Single-Family Residential to Multi-Family 2

Date: February 23, 2022

The City of Seguin received an application for a zoning change for a multi-family development for a 1.54-acre tract on Prexy Drive. There are currently three residential structures on the property, but redevelopment of the site is proposed. Staff evaluated the zoning request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The proposed zoning is consistent with the adopted Future Land Use Plan, which recommends multi-family developments within the University Community District.
- The property is located across the street from Texas Lutheran University. The proposed zoning is consistent and compatible with the zoning districts and existing land uses in the surrounding area, which includes a range of residential housing units including single-family residential, duplex, and multi-family.
- The maximum density for MF-2 zoning districts is 12 units per acre. Based on the acreage of this site, a maximum of 18 dwelling units would be allowed. Actual density of the development depends heavily on the space needed for required driveways, landscaping, drainage improvements, setbacks & buffers, and off-street parking.
- Per the UDC, additional buffers would be required along the northern and eastern property boundaries where the adjacent properties are zoned for single-family dwellings. A building setback of 20' (plus an additional 5' for each additional story) is required to the north and east along with trees planted on center between the multi-family development and the adjacent single-family lots.

Staff presented their findings to the Planning and Zoning Commission on January 11, 2022. The Commission moved to recommend approval of the zoning designation, but the motion failed. No other motion was made and the Commission adjourned the meeting. Since the UDC states that the Planning & Zoning Commission shall provide a recommendation to City Council, the item was placed on the agenda for the February 8th meeting. The Commission voted to recommend denial of the zoning change request to MF-2. Attached please find copies of the Staff Report, map exhibit showing the affected area, copies of public comment responses, and the Final Report of the Commission. Also attached is a copy of the Ordinance for the proposed zoning change. **An affirmative vote of at least three-fourths of the members of City Council is required to overrule a recommendation by the Commission that a proposed zoning change be denied.**