



Planning and Zoning Commission Report ZC 17-16

The following request was considered in conjunction with Zoning Change 10-16 during a public hearing at the Planning & Zoning Commission meeting on May 10, 2016:

ZONING CHANGE request from Single-Family Residential to Duplex-2 for the properties described as Lots 6 thru 9 of Garden at Country Club Subdivision along Country Club Drive.

Pamela Centeno presented the staff report. The applicant is seeking a zoning change to build duplexes on four lots. It was explained that the existing land uses (multi-family to the west and single-family residential to the east) and the future land use plan district (Riverside) is and will be compatible with the proposed duplexes. As the residential structures progress from single-family to multi-family from east to west, a medium density residential zoning would be appropriate and act as transition.

Public notifications were mailed to 6 property owners on April 29, 2016. No responses were received.

The Applicant, Shane Hines, spoke to the Commission about his desire to build affordable housing in Seguin. He stated that he and his wife went to Texas Lutheran University and thought Seguin was a suitable city for duplexes.

The Commission asked about street frontage for Duplex-2 versus Single-Family Residential. Staff replied that the difference is 60 feet for Duplex-2 and 50 for Single-Family Residential. If the zoning change is approved, the Applicant will have to seek a variance for the street frontage. The Commission also asked the Applicant if he had previous experience with building duplexes; he responded that he has built in New Braunfels. The regular meeting was then 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 17-16, the Planning and Zoning Commission voted 7-0-0, to Recommend to City Council to Approve the Zoning Change request to Duplex-2

**RECOMMENDATION TO APPROVE ZONING CHANGE TO DUPLEX-2 –
MOTION PASSED 7-0-0**

Dora Toungate
Planning Assistant

ATTEST: Pamela Centeno
Director of Planning/Codes



City of Seguin

Planning/Codes Department
Staff Report

ZC 17-16
922, 926, 930, 934 Country Club Dr.
Zoning Change from R-1 to DP-2

Applicant:

Shane Hines
Little Lebowski Urban
Achievers, LLC
1154 Turtle Trail
New Braunfels, Texas 78130

Property Owner(s):

Same as Applicant

Property Address/Location:

922, 926, 930, & 934
Country Club Drive

Legal Description:

Lots 6-9,
Garden at Country Club
Subdivision

Lot Size/Project Area:

Approx. 0.2 acres per lot;
Total: approx. 0.9 acres

Future Land Use Plan:

Riverside

Notifications:

- Mailed: April 29, 2016
- Published: April 24, 2016

Comments Received:

None as of May 5, 2016

Staff Review:

Pamela Centeno,
Director of Planning/Codes

Attachments:

- Location Map
- Zoning Map
- FLUP Map

REQUEST: A Zoning Change request from Single-Family Residential to Duplex (DP-2).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	R-1	Vacant
N of Property	R-1	Vacant
S of Property	R-1	Vacant
E of Property	R-1	Single-Family Homes
W of Property	PUD, MF-1	Apartment Complex & Condominiums

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The proposed duplex lots are located in between existing single-family and multi-family developments. Considering the existing land uses, the surrounding zoning, and the future land use map staff recommends approval of the zoning change request to Duplex (DP-2).

Planning Department Recommendation:

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

CODE REQUIREMENTS:

The Duplex districts provide for the development of two family attached dwelling on standard sized residential lots. Due to the size of the lots, a designation of DP-2 will be required. One duplex is allowed on each platted lot.

SITE DESCRIPTION:

The Gardens at Country Club Subdivision was approved by the Planning and Zoning Commission in 2010. The property is currently zoned Single-Family Residential, but only one lot has been developed. The remaining 15 lots are vacant. The applicant is proposing to rezone the properties to DP-2 in order to construct duplexes.

COMPATIBILITY WITH SURROUNDING LAND USES & ZONING:

The property is located within a residential area which consists of single-family and multi-family land uses. The UDC recommends duplexes in areas adjacent to both single-family residential and multiple family residential.

COMPREHENSIVE PLAN:

The site is located in the Riverside District. Duplexes are recommended land uses in the district. Low density development is recommended within the floodplain. These four tracts lie just south of the floodplain, allowing for higher density uses.

HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.)
It has not been determined that the site is of historical, cultural, or environmental significance.

TRAFFIC (STREET FRONTAGE & ACCESS):

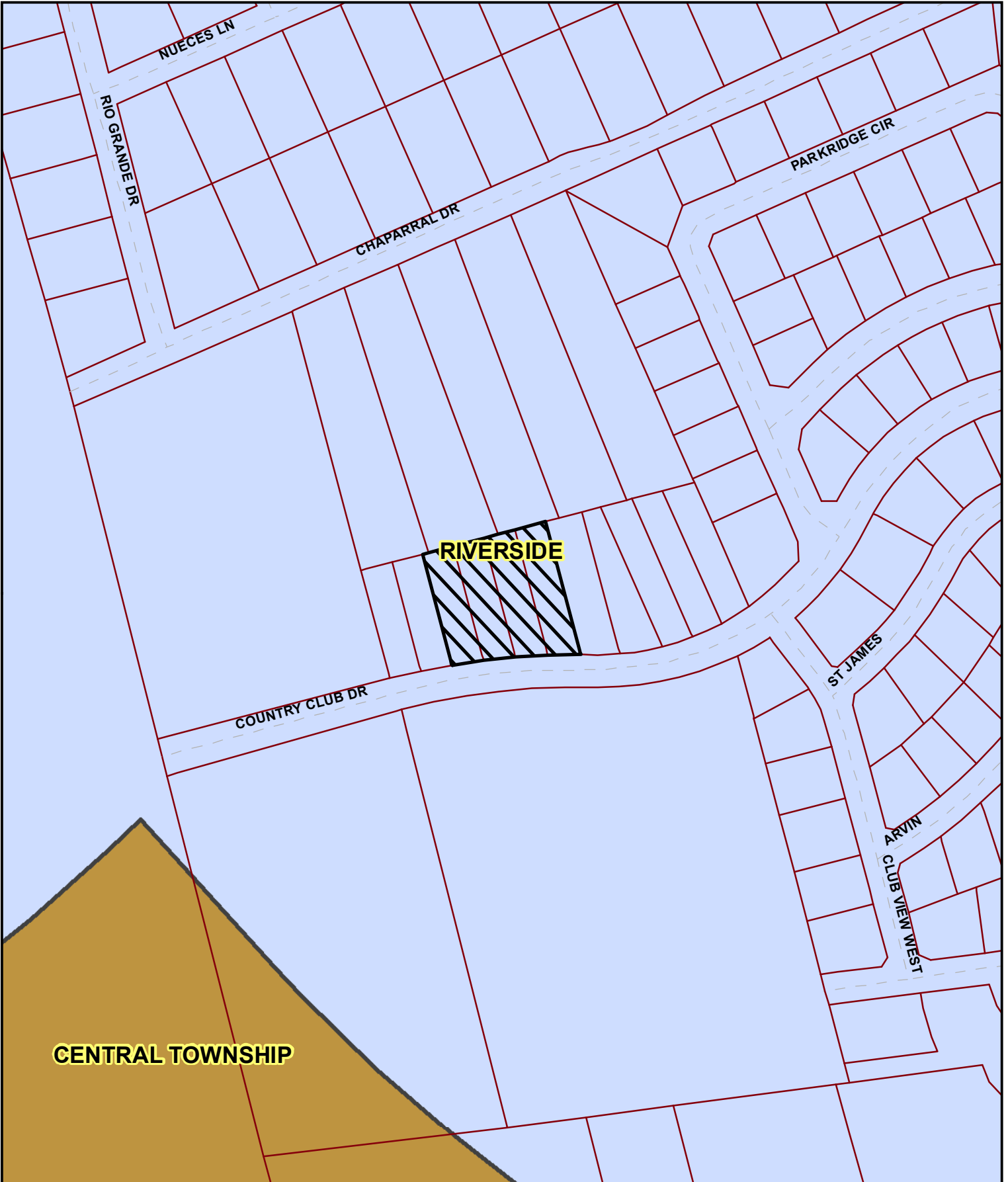
The site is accessed from Country Club Drive.

OTHER CONSIDERATIONS:

In addition to the Fairway Manor Apartment Complex immediately to the west, the Knob Hill Condominiums are located southwest of the proposed duplex lots. These are both multi-family developments. Duplexes are an appropriate transition from single-family residential to multi-family residential.

FUTURE LAND USE MAP

ZC 17-16: Country Club Dr, Lot 6 thru 9



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



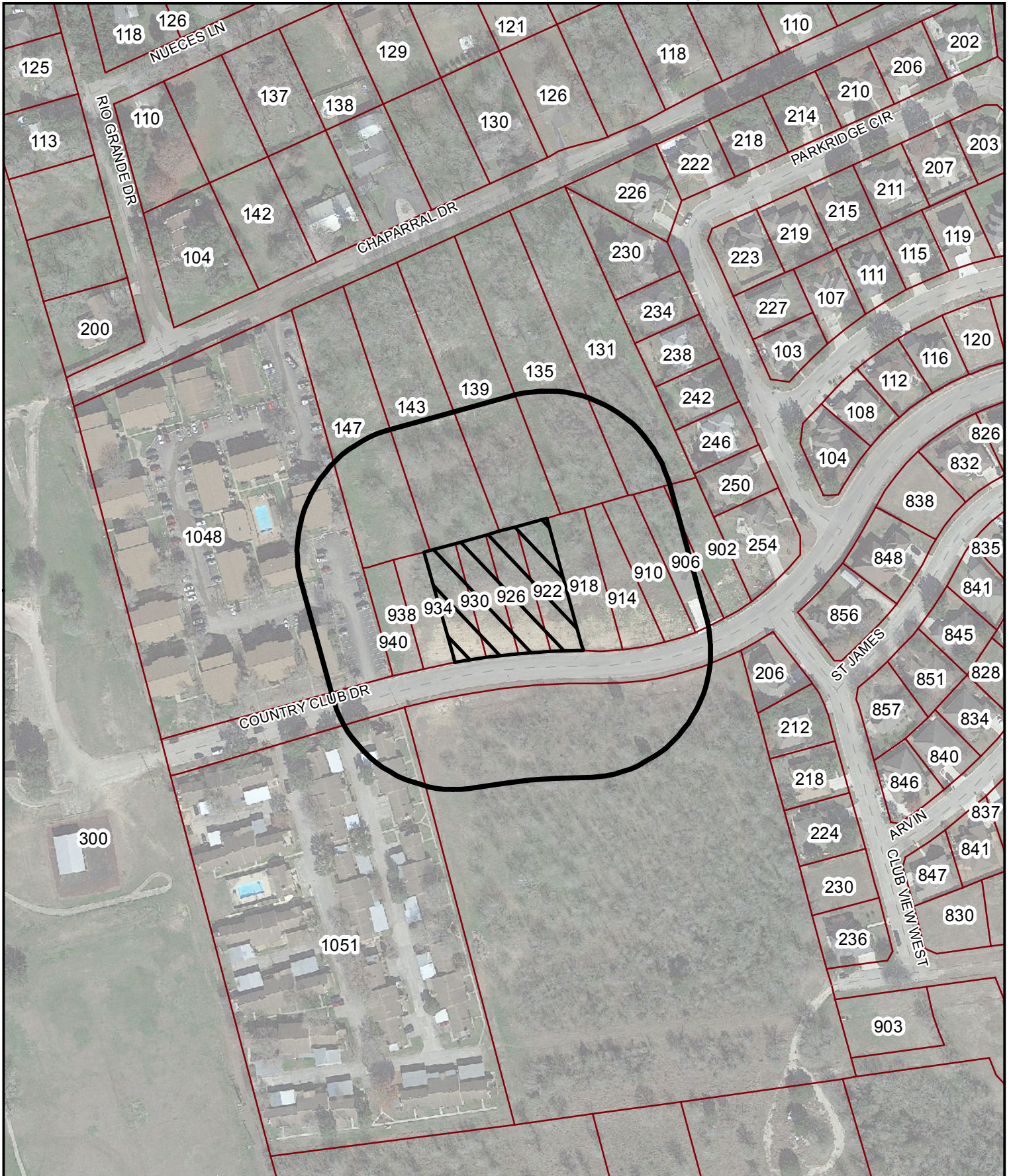
Lot Lines

1 inch = 200 feet

Printed: 4/20/2016

LOCATION MAP

ZC 17-16: Country Club Dr, Lots 6 thru 9



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

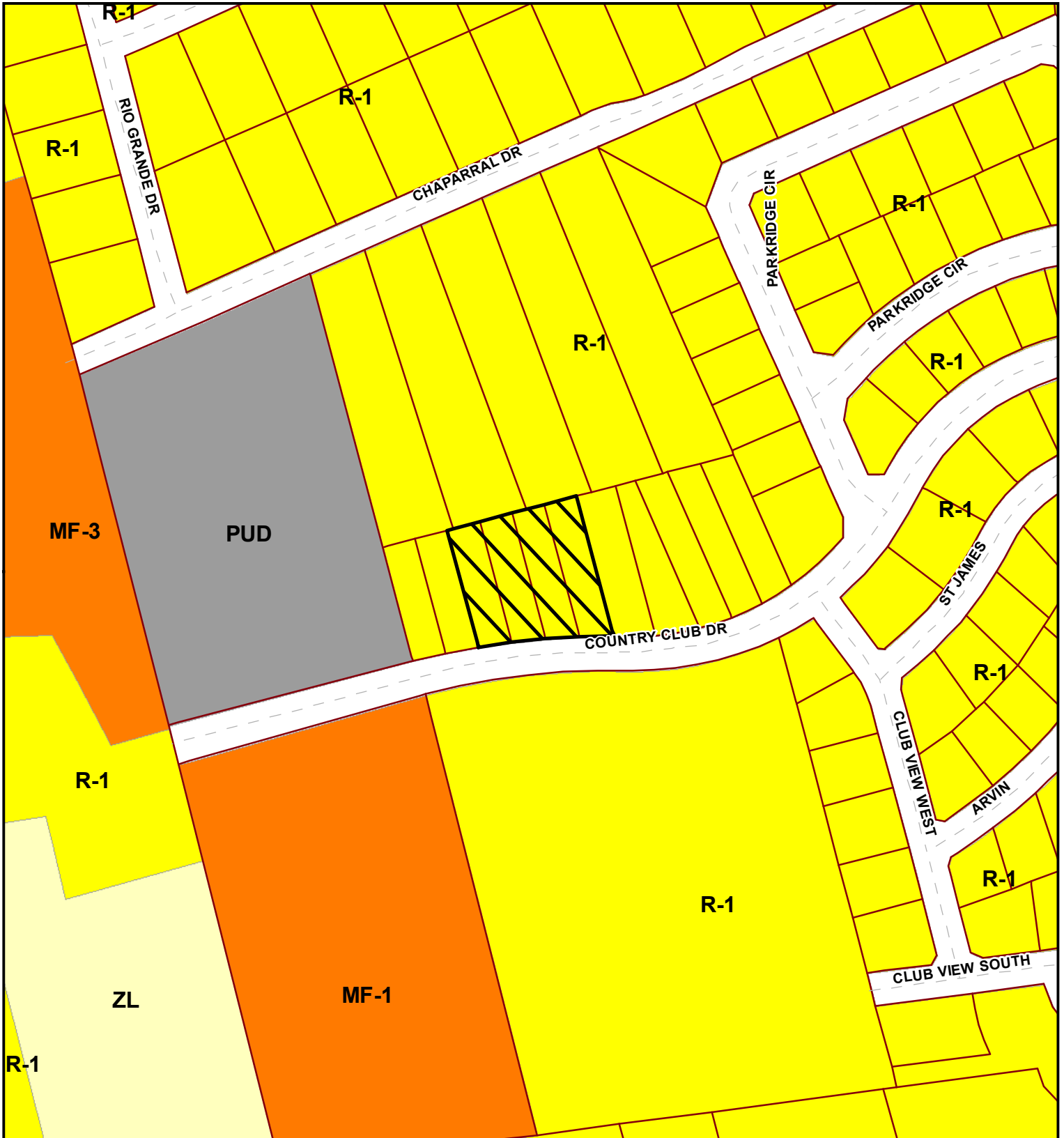
Lot Lines

1 inch = 200 feet

Printed: 4/20/2016

ZONING MAP

ZC 17-16: Country Club Dr, Lots 6 thru 9



- | | | | |
|-------------------------------|------------------------------|----------------------------|------------------------------|
| 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 = 200 feet

Printed: 4/20/2016