



## **PLANNING & CODES**

### **Planning and Zoning Commission Report**

#### **ZC 21-22**

A request for Zoning Change 21-22 from Single Family Residential 1 (R-1) to Multi Family Low Density (MF-1) for properties located 517 & 523 Prexy Drive, Property ID 51103 were considered during a public hearing at the Public and Virtual Planning & Zoning Commission meeting on November 8, 2022.

Armando Guerrero presented the staff report. He said there are 2 residential structures on the property, a single-family residential structure, and a duplex. The UDC requires a zoning change to allow any other residential structures on the property. The MF-1 zoning allows a maximum density of 6 units per acre. He mentioned that the property has been considered for other multi-family zoning designations within this past calendar year. He added that TLU had opposition to MF-2 and MF-3 but would agree to MF-1 zoning.

The request is compatible with surrounding land uses and zonings. The property is located within the University District of the City's Future Land Use Plan in which multi-family use is an acceptable use within the district.

He stated there are no health, safety or general welfare concerns identified for the properties. Access to the properties is on Prexy Dr.

He informed the Commission that 1 letter in opposition was received.

Brianna Teboe, the applicant stated that the property has two homes on it. The front house is being rented and they have no plans of changing the status of the home. She said the additional home is boarded up and they plan to fix it up. Ms. Teboe added that they have no intention of building apartments.

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 21-22), Commissioner Schievelbein moved that the Planning and Zoning Commission recommended approval of the zoning change from Single Family Residential (R-1) to Multi Family Low Density (MF-1) for properties located at 517 & 523 Prexy Drive. Commissioner Davila seconded the motion. The following vote was recorded:


**RECOMMENDATION TO APPROVE THE ZONING CHANGE TO MULT FAMILY LOW DENSITY (MF-1)**

**MOTION PASSED**

**8-0-0**



Francis Serna, Planning Assistant



ATTEST: Armando Guerrero,  
Planner



## PLANNING & CODES

### ZC 21-22 Staff Report 517 & 523 Prexy Dr Zoning Change from R-1 to MF-1

**Applicant:**

6T Investments, LLC.  
Tom & Brianna Teboe  
2480 Leissner School Rd  
Seguin, TX 78155

**Property Owner:**

6T Investments, LLC.  
2480 Leissner School Rd  
Seguin, TX 78155

**Property Address/Location:**

517 & 523 Prexy Dr

**Legal Description:**

ABS: 6 SUR: H BRANCH  
1.3400 AC.  
Property ID: 51103

**Lot Size/Project Area:**

1.34 acres

**Future Land Use Plan:**

University

**Notifications:**

Mailed: Oct 27, 2022  
Newspaper: Oct 23, 2022

**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 Single-Family Residential (R-1) to Multi-Family 1 (MF-1).

**ZONING AND LAND USE:**

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

**SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:**

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

**CRITERIA FOR ZONING CHANGE:**

**Consistency with the future land use plan** – Yes, density and use match up

**Compatible with existing and permitted uses of surrounding property** – Yes, similar multi-family zoning can be seen within the area

**Adverse impact on surrounding properties or natural environment** – None identified

**Proposed zoning follows a logical and orderly pattern** – Yes, residential use is seen throughout the area

**Other factors that impact public health, safety or welfare** – None were identified

## **PLANNING DEPARTMENT ANALYSIS**

### **PAST ZONING REQUESTS**

This property has been considered for other multi-family zoning designations within this past calendar year. MF-3 zoning was requested November of 2021, but was withdrawn. A request for MF-2 zoning was requested in January of 2022 but was denied due to density concerns voiced by neighbors and Texas Lutheran University (TLU). William Senter, Vice President of Admissions for TLU opposed the original MF-3 request, along with the proposed MF-2 request stating that, "MF-2 is still too big," Mr. Senter went on to state that, "TLU would drop objection if it was at MF-1."

### **SITE DESCRIPTION**

The two properties at 517, and 523 Prexy Dr total 1.34 acres. There are currently two residential structures on the property. 517 and 523 Prexy Dr have a single-family residential structure and a duplex. The property was 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 1 is required. MF-1 allows the maximum number of units per acre, 6 units. The maximum number of units for this property would be 8 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.

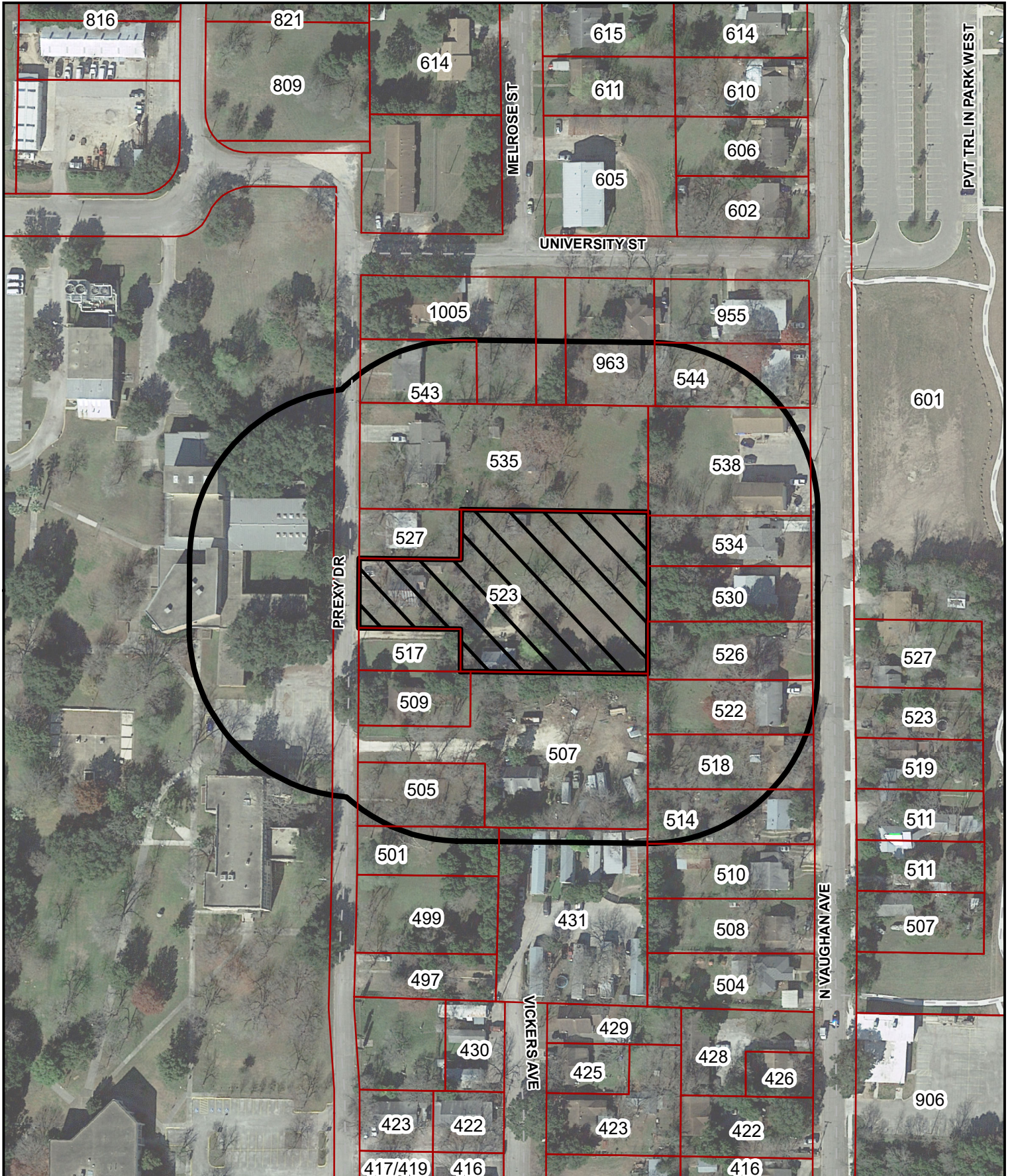
### **OTHER CONSIDERATIONS:**

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



## LOCATION MAP

**ZC 21-22 517 & 523 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.



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## Lot Lines



200' Notification Buffer

1 inch = 150 feet

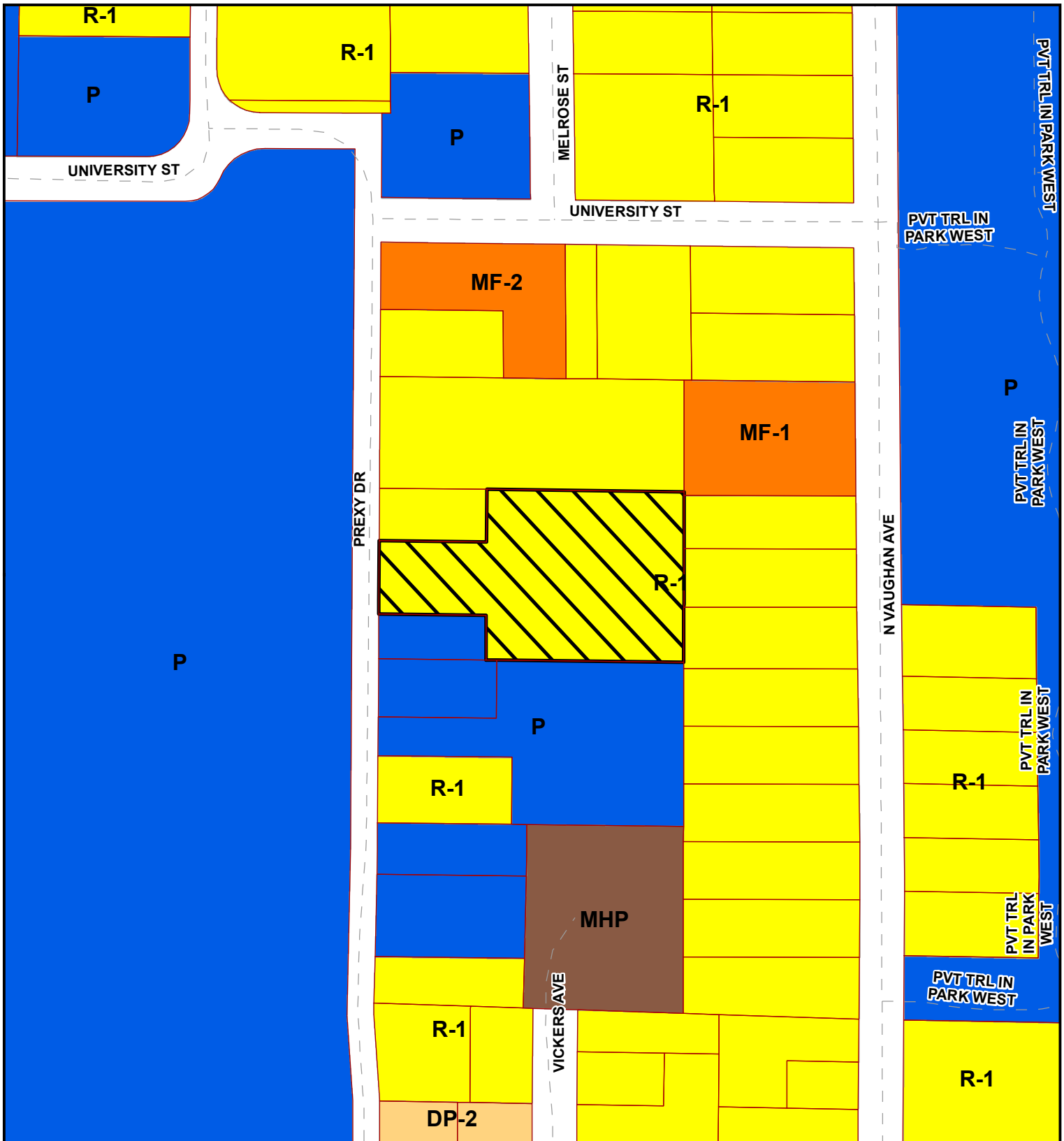
Printed: 10/19/2022

## Site Location



# ZONING MAP

**ZC 21-22 517 & 523 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

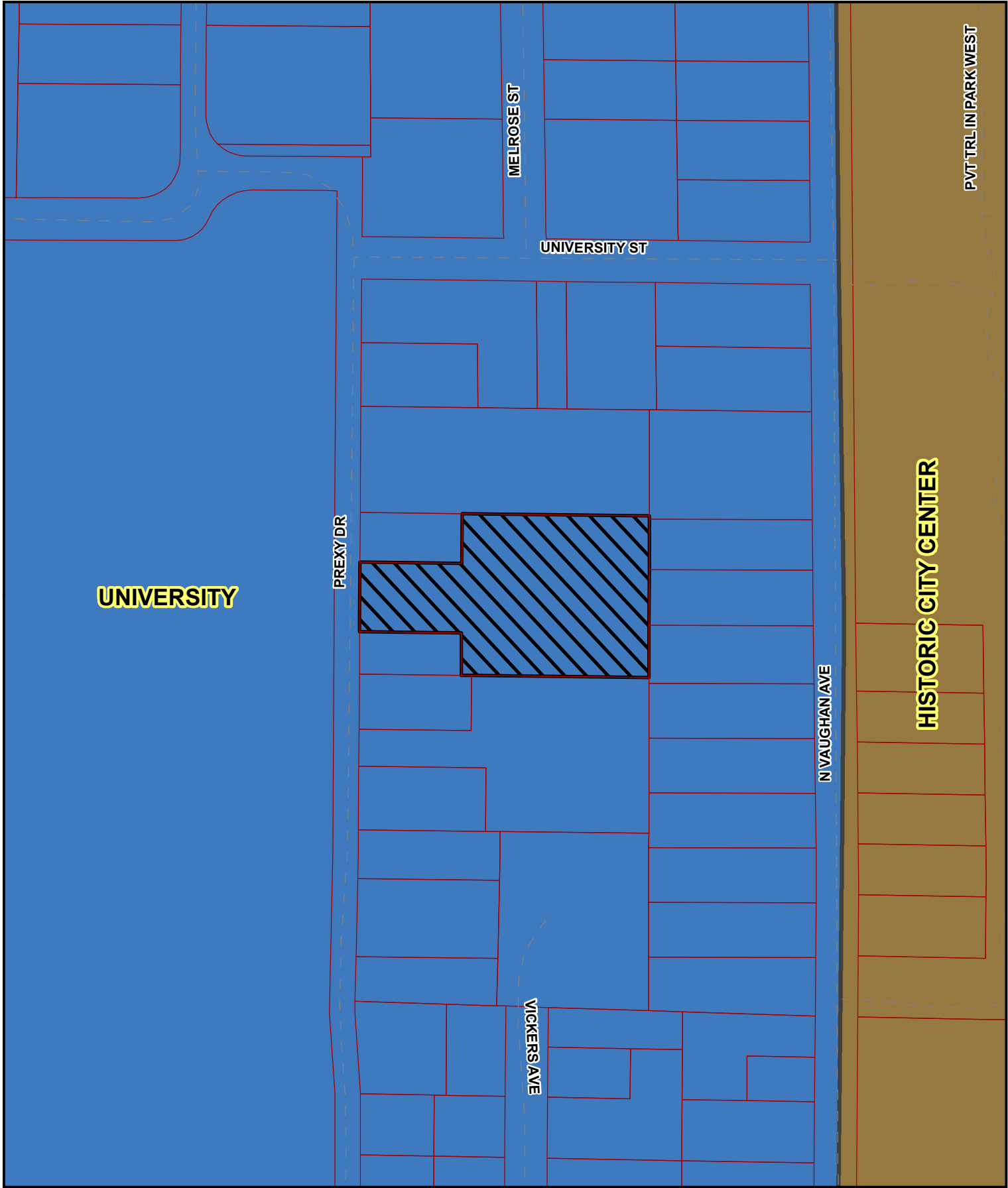
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 Ownership  
 Site Location

1 inch = 150 feet

Printed: 10/19/2022



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 Ownership

 Site Location

1 inch = 150 feet

Printed: 10/19/2022

To: City of Seguin Planning and Zoning Department

Ref: Reply to Request for Zoning Change for 517 and 523 Prexy,  
Property ID 51103 and 51106

NAME: Amelia Rangel

ADDRESS: 544 N. Vaughan Ave

PPHONE NO:



I am OPPOSED TO THE CHANGE OF THE ABOVE REFERENCED PROPERTY

I am protesting the change from single family to multi family for the addresses of 517 AND 523 Prexy. There is already too many apartments in this neighborhood that are not being maintained by landlords who are either not around or not living in this city or just want to collect rent. This causes little to no screening of renters and this leads to high crime in our area. Prime example are the apartments in the 500 block of Vaughan Ave right next to my house. The police are responding to some crime or another frequently and that number increases on the weekends.