

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 21-22 (517 & 523 Prexy Drive)
Zoning Change from Single-Family Residential to Multi-Family Low Density (MF-1)

Date: November 28, 2022

The City of Seguin received an application for a zoning change for a property located at 517 and 523 Prexy Drive. The site is approximately 1.34 acres with two residential structures on the property, a single-family home and a duplex. The houses are vacant, non-conforming uses. To renovate and occupy multiple dwellings on one property, a zoning change to Multi-Family is required. The applicant has requested a zoning change to Multi-Family Low-Density (MF-1), which limits the number of units to six (6) per acre, which would be no more than eight (8) units on this property. Staff evaluated the zoning request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The property is located within the University district on the Future Land Use Plan. Multi-Family is a recommended land use within this future land use district.
- 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 in the surrounding area.
- Access to this property is from Prexy Drive.

Previous applicants have requested higher density multi-family zoning designations for this property in the past year, which were not recommended for approval due to concerns by neighboring property owners. Though the intent of the new property owner is to renovate the existing structures, additional structures could potentially be built on the property in the future if the zoning change is approved. MF-1 is the lowest density multi-family zoning district and the limit for this site, as noted above, is eight (8) units.

Staff presented their findings to the Planning and Zoning Commission on November 8, 2022. Following the public hearing, the Commission voted to recommend approval of the zoning change to MF-1. Attached please find copies of the Staff Report, map exhibit showing the affected area, Final Report of the Commission, and the proposed Ordinance for the zoning change.