



PLANNING & CODES

Planning and Zoning Commission Report ZC 26-18

A request for Zoning Change 26-18 was considered during a public hearing at the Planning & Zoning Commission meeting on November 13, 2018:

A Zoning Change from Single Family Residential (R-1) to Duplex High Density (DP-2) on a request for properties located at 938 and 940 Country Club Drive, Properties ID 144468 and 144469

Pamela Centeno presented the staff report. She explained that the properties are in the Chaparral area adjacent to the Fairway Manor apartments. She said the Subdivision was platted as a single-family subdivision, but only one house has been constructed. There are four lots that were rezoned to Duplex in 2016. A variance to the lot width was required to construct duplexes. The applicant is proposing to construct duplexes, therefore will also need a variance from the Zoning Board of Adjustments. She explained that the ZBA meeting was rescheduled from Nov. 8th to November 15 due to the lack of a quorum. Staff finds that duplex is a good transition for the area. Ms. Centeno stated that she has spoken to the applicant about constructing a different product due to the configuration of the lot. The applicant does have ideas on how to handle the parking which will go before the Variance Board.

Robert Hudson, 3321 Whisper Manor, Schertz, Texas owner of the properties. He said he is aware of the parking issues and plans to construct a parking lot for residences.

The regular meeting was then recessed, and a public hearing was held. There being no responses from the public the regular meeting reconvened.

After consideration of the staff report and all information given regarding Zoning Change ZC 26-18 to Duplex High Density 2, Commissioner DePalermo moved that the Planning and Zoning Commission recommend approval to City Council. Commissioner Gettig seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE ZONING CHANGE TO NEIGHBORHOOD COMMERCIAL (NC).

MOTION PASSED

7-0-0

A handwritten signature in cursive script, reading "Francis Serna", written in black ink.

Francis Serna
Planning Assistant

A handwritten signature in cursive script, reading "P Centeno", written in black ink.

ATTEST: Pamela Centeno, Director of Planning & Codes



PLANNING & CODES

ZC 26-18 938 & 940 Country Club Dr. Zoning Change from R-1 to DP-2

Applicant:

RHR Construction Co.
730 S. Mesquite
New Braunfels, Texas 78130

Property Owner(s):

Same as Applicant

Property Address/Location:

938 & 940 Country Club Drive

Legal Description:

Lots 10 & 11,
Garden at Country Club
Subdivision

Lot Size/Project Area:

Approx. 0.2 acres per lot;
Total: approx. 0.4 acres

Future Land Use Plan:

Riverside

Notifications:

- Mailed: Nov. 2, 2018
- Published: Oct. 28, 2018

Comments Received:

No written responses as of
11/08/18

Staff Review:

Pamela Centeno,
Director of Planning & Codes

Attachments:

- Location Map
- Zoning Map
- FLUP Map
- Site Plan

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	DP-2	Duplexes
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, duplex, 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 as single-family. Of the remaining 15 lot, four were rezoned to Duplex in 2016. Between those four properties and the apartment complex to the west, there are two vacant lots that are still zoned for single-family residential. 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, duplexes, 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 two 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.)

The area is located just outside the FEMA-designated floodplain.

TRAFFIC (STREET FRONTAGE & ACCESS):

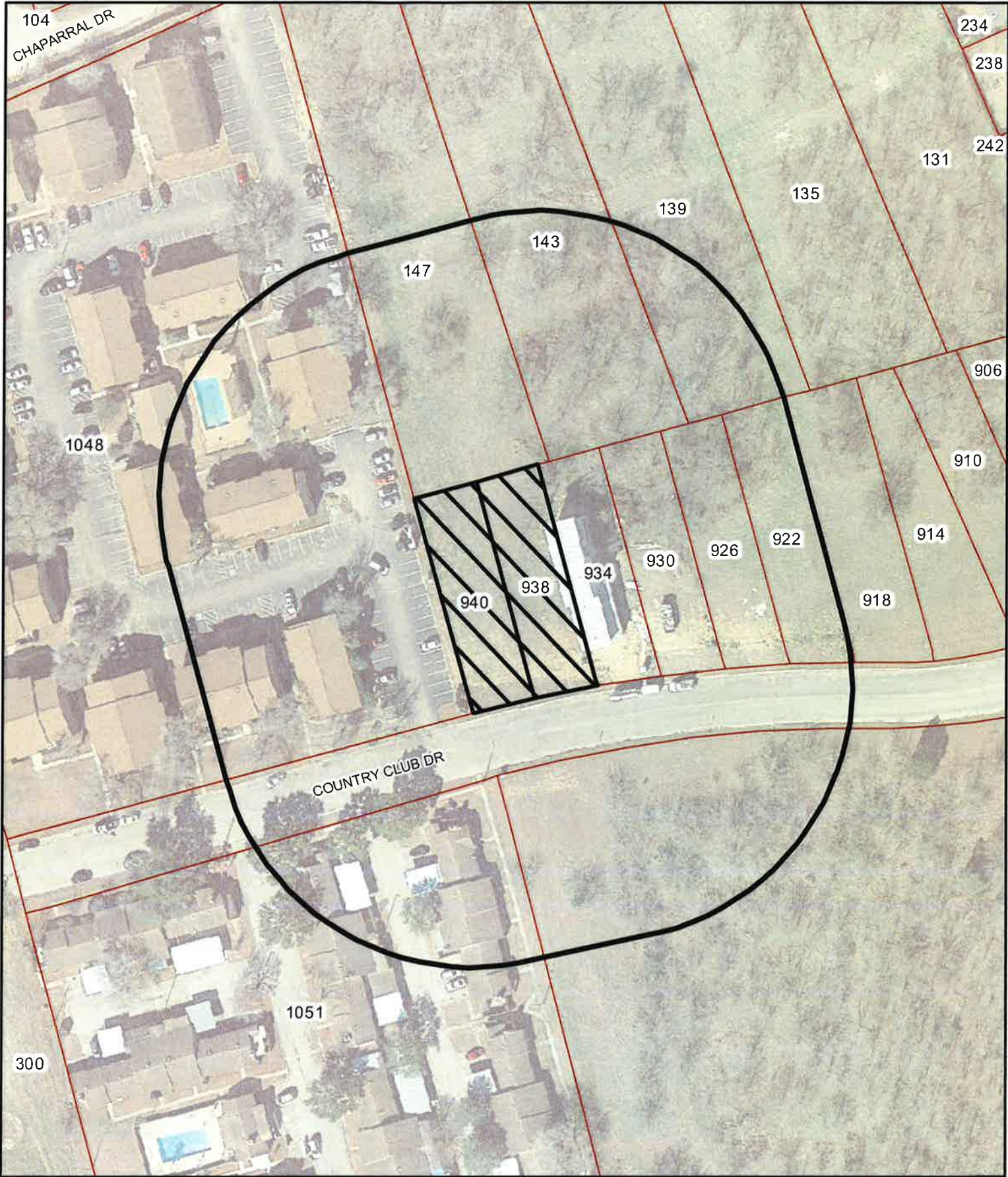
The site is accessed from Country Club Drive.

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.

LOCATION MAP

ZC 26-18: 938 & 940 Country Club 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

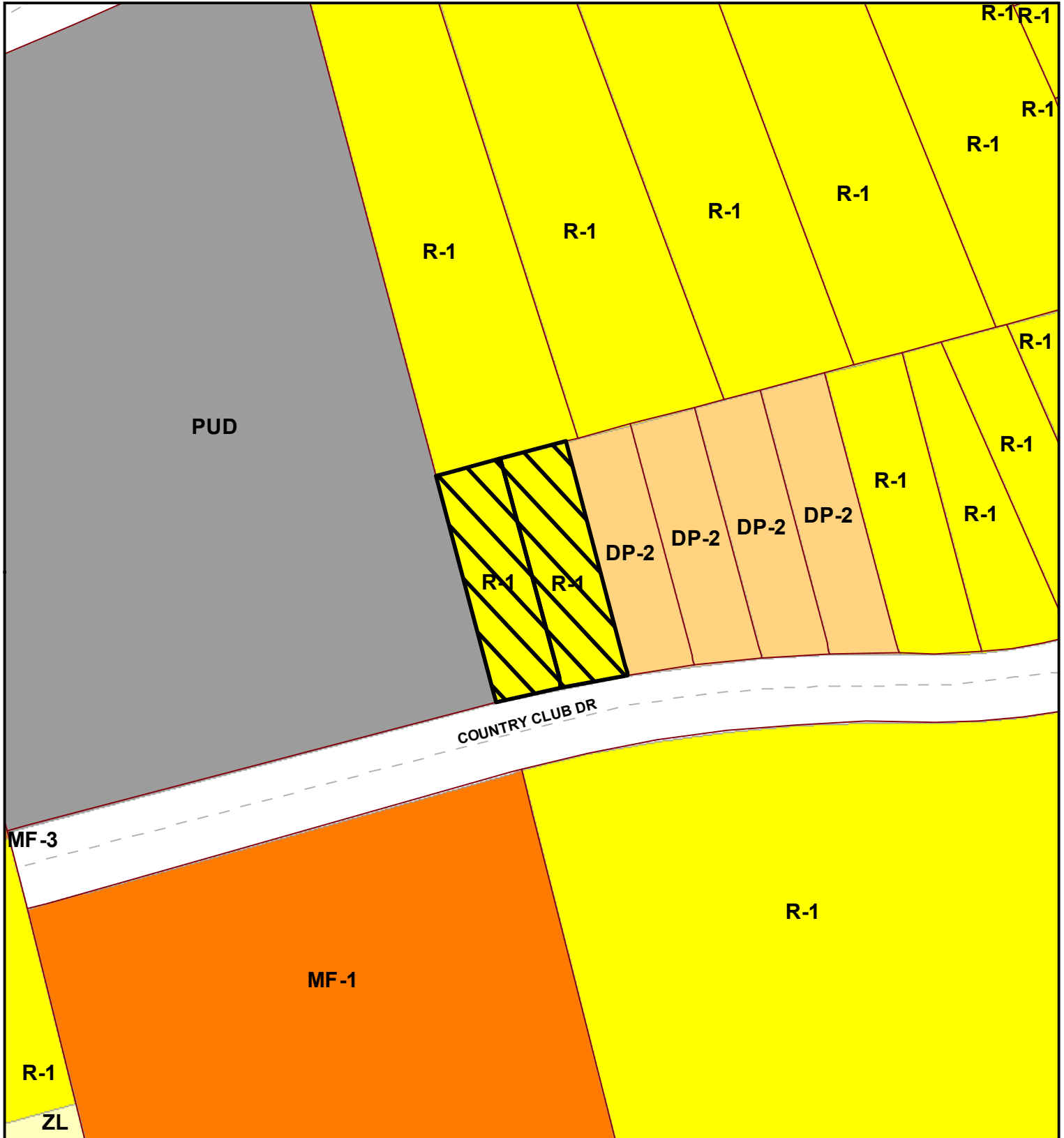
Lot Lines

1 inch = 100 feet

Printed: 10/16/2018

ZONING MAP

ZC 26-18: 938 & 940 Country Club Dr



A-R Agricultural Ranch

R-R Rural Residential

S-R Suburban Residential

R-1 Single Family Residential

ZL Zero Lot Lines

DP-1,2 Duplex

MF-1,2,3 Multi-Family

M-R Manufactured Residential

MHP Manufactured Home Park

NC Neighborhood Commercial

C Commercial

LI Light Industrial

I Industrial

P Public

PUD Planned Unit
Development

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.



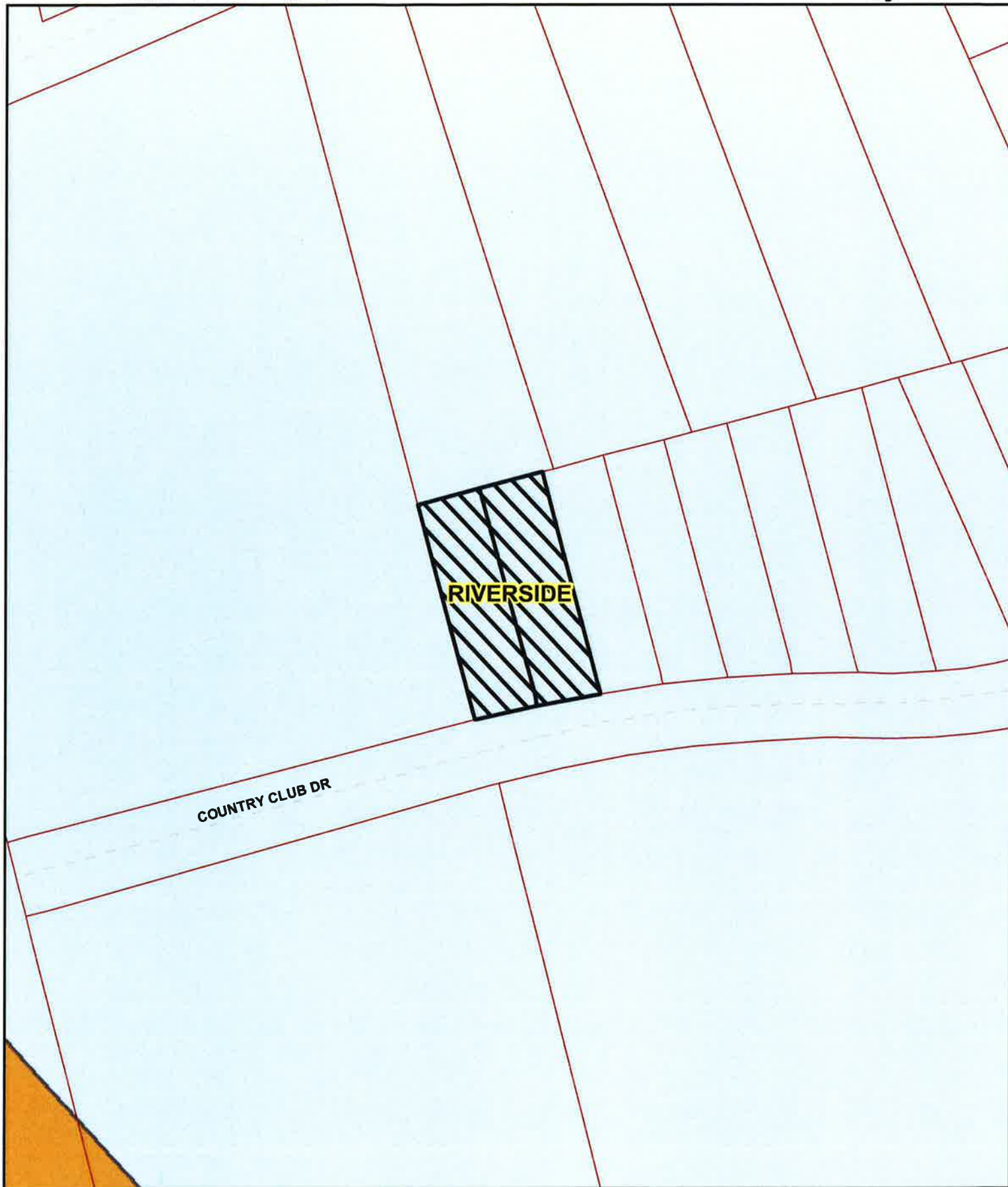
Site Location



Lot Lines

1 inch = 100 feet

Printed: 11/29/2018



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: 10/16/2018