



PLANNING & CODES

Planning and Zoning Commission Report ZC 02-21

A request for Zoning Change 02-21 was considered during a public hearing at the Public and Virtual Planning & Zoning Commission meeting on March 9, 2021.

A Zoning Change from Commercial (C) to Duplex High Density (DP-2) for a request for property located at 1501/1503, 1505/1507 and 1509/1511 Lucille Street.

Armando Guerrero presented the staff report. He stated that the applicant is requesting a zoning change from Commercial to Duplex High Density to build duplexes on the three proposed lots. He explained that the properties are located along Lucille Street and are partially zoned Commercial. The three lots were not included by the applicant in the original zoning to Duplex High Density back in 2015. Mr. Guerrero pointed out that the property to the north and west of the property are zoned Duplex High Density, and the properties to the south and east are zoned Commercial. A zoning change to Duplex High Density is compatible with the surrounding area.

The site is in the Central Township. The intent of this district is to enhance quality of residential developments, see more resident and residential diversity, and maintain a higher density of single-family fabric within a distinctive landscape. A rezoning to Duplex High Density (DP-2) is also compatible with the future land use plan.

He advised that no comments were received. Staff recommended approval of the zoning change request from Commercial to Duplex High Density.

The applicant was available via zoom to answer questions.

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 02-21), Commissioner Jefferson moved that the Planning and Zoning Commission recommend approval of the zoning change from Commercial (C) to Duplex High Density (DP-2) for property located 1501/1503, 1505/1507 and 1509/1511 Lucille Street. Commissioner Spahn seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE ZONING CHANGE TO DUPLEX HIGH DENSITY (DP-2)

A handwritten signature in blue ink, appearing to read "Francis Serna", written over a horizontal line.

Francis Serna, Planning Assistant

MOTION PASSED
8-0-0

A handwritten signature in black ink, appearing to read "AG", written over a horizontal line.

ATTEST: Armando Guerrero, Planner



PLANNING & CODES

ZC 02-21 Lucille St.
Zoning Change C to DP-2

Applicant:

NB Holdings LLC
22711 Fossil Peak
San Antonio, TX 78261

Property Owner:

NB Holdings LLC
22711 Fossil Peak
San Antonio, TX 78261

Property Address/Location:

1501, 1503, 1505, 1507,
1509, 1511 Lucille St.

Legal Description:

Lot 25, 24, 23 Block 1 King
Street Duplex

Lot Size/Project Area:

Lot Approx. - 0.63 acres

Future Land Use Plan:

Central Township

Notifications:

Mailed: Feb 25, 2021

Comments Received:

None

Staff Review:

Armando Guerrero
Planner

Attachments:

- Location Map
- Existing Zoning Map
- Future Land Use Plan Map

REQUEST:

Zoning Change request from "Commercial" to "Duplex- 2".

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	C/DP-2	Residential
N of Property	DP-2	Residential
S of Property	C	Business
E of Property	C	Business
W of Property	DP-2	Residential

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The current proprieties are zoned Commercial and Duplex-2. In order to build the duplexes at 1501/1503, 1505/1507, and 1509/1511 Lucille St. the entirety of the lots must be rezoned to Duplex-2.

Planning Department Recommendation:

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

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION:

The properties are located along Lucille St. All three properties are partially zoned Commercial. These portions were not included by the applicant in the original zoning to Duplex-2 in 2015. The properties have since been replatted and the commercial-zoned portions of these lots need to be rezoned to Duplex-2.

CODE REQUIREMENTS:

In order to construct duplexes, the properties must be fully rezoned as Duplex-2.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The properties are located near an area of commercial use that fronts Kingsbury St, the surrounding area is zoned as Duplex-2. The proposed zoning change will be compatible with the surrounding area.

COMPREHENSIVE PLAN:

The site is located in the Central Township. The intent of this district is to enhance quality of residential developments, see more resident and residential diversity, and maintain a higher density of single family fabric within a distinctive landscape. A rezoning to Duplex-2 would be compatible with the future land use plan.

HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.)

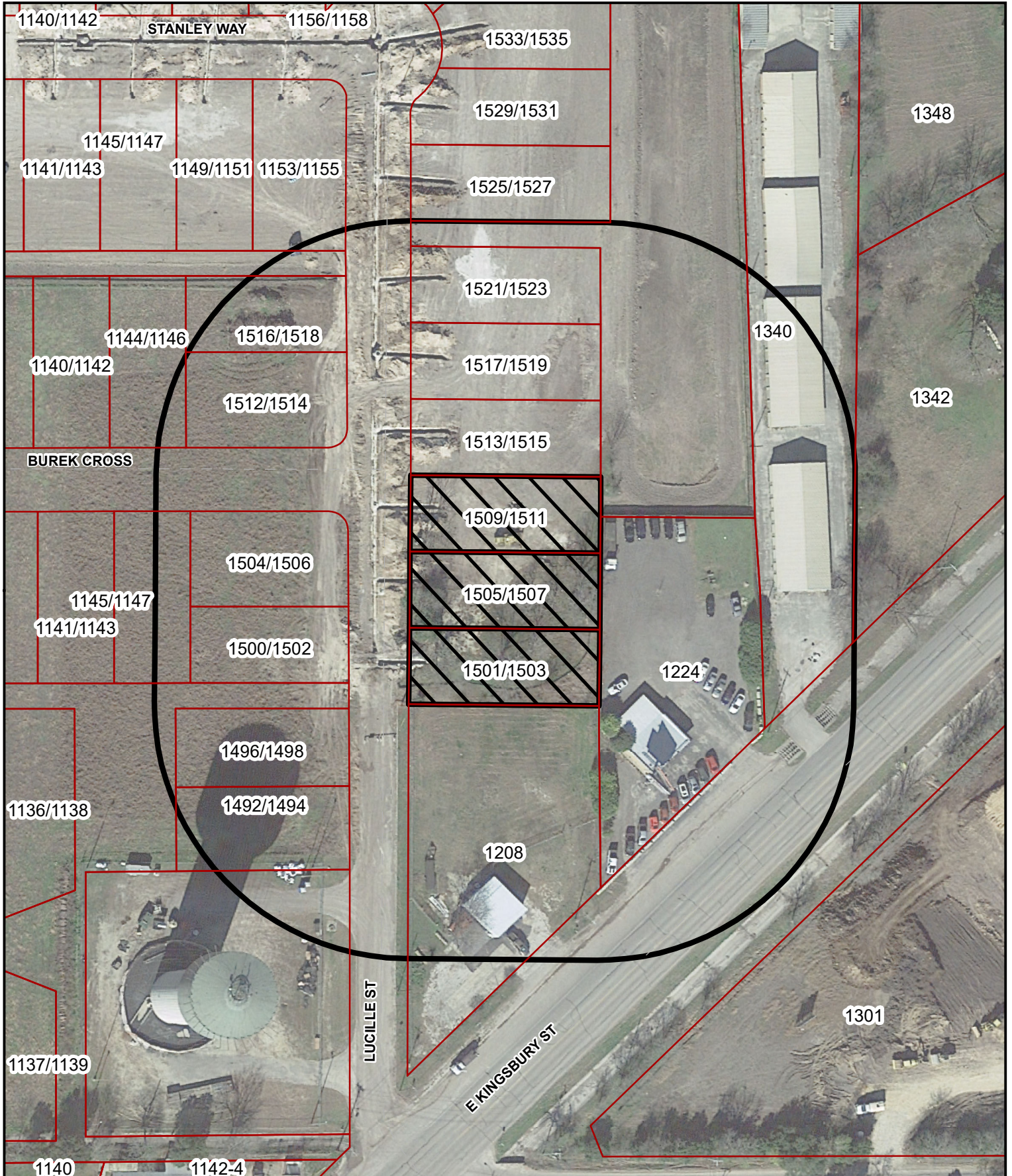
It has not been determined that the site is of historical, cultural, or environmental significance.

TRAFFIC (STREET FRONTAGE & ACCESS):

The site is accessed from Lucille Street.

LOCATION MAP

ZC 02-21 Lucille St



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.



Lot Lines



Site Location

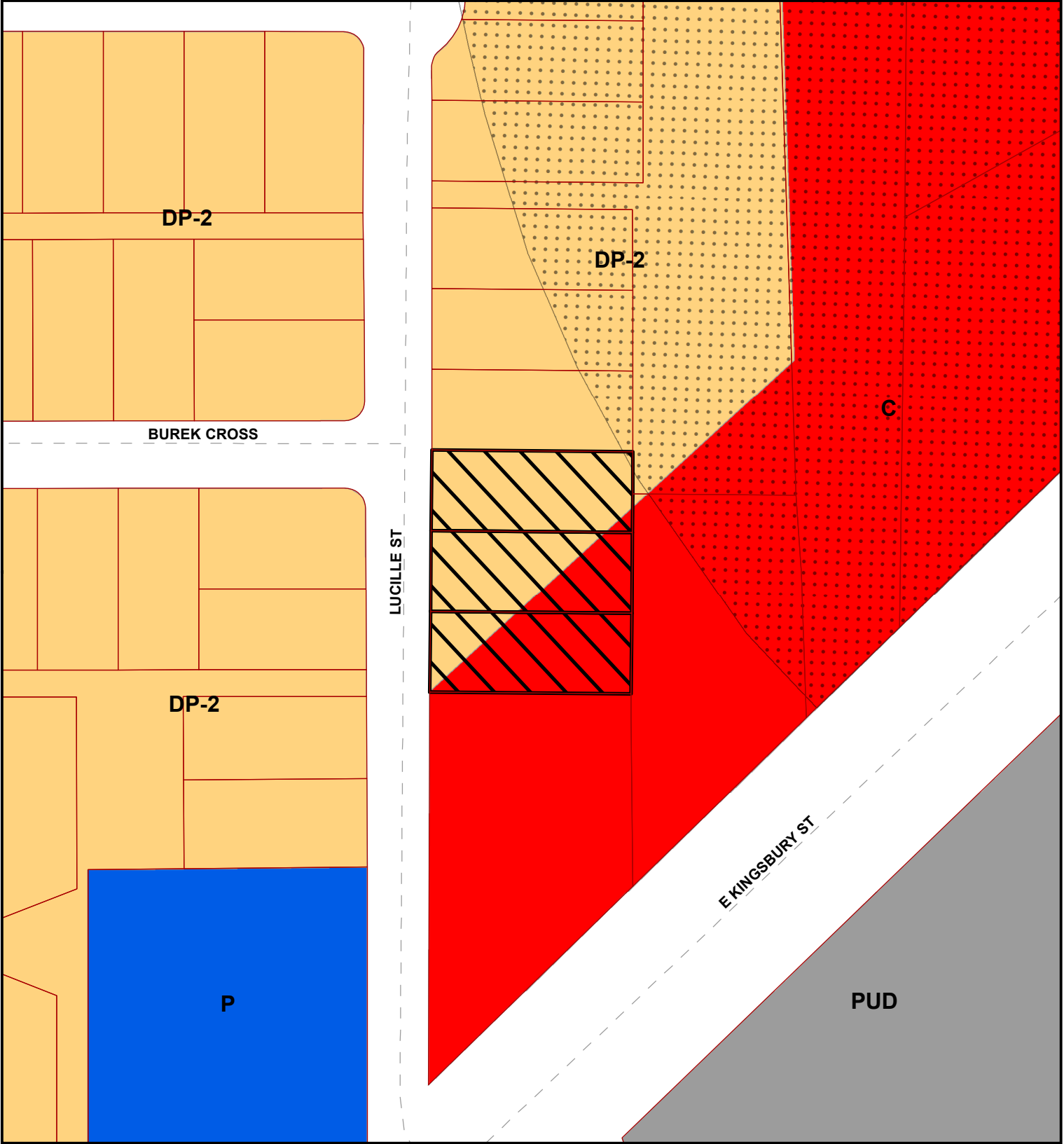


200' Notification Buffer
1 inch = 100 feet

Printed: 2/12/2021

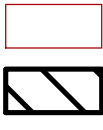
ZONING MAP

ZC 02-21 Lucille St



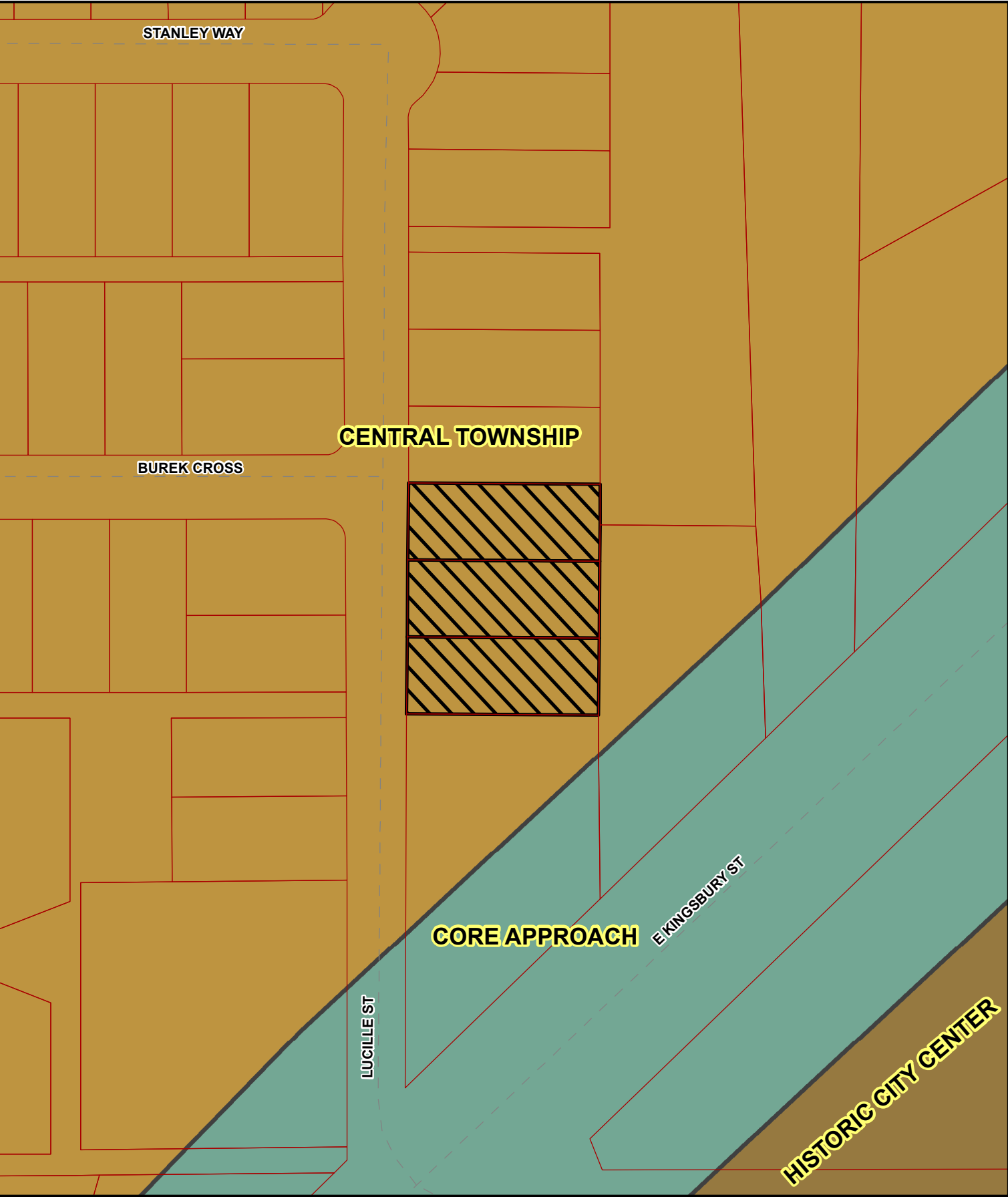
- | | | | | |
|-----------------------------|-----------------------------|--------------------------|-------------------------|--------------------------|
| Agricultural - Ranch | Single Family Residential 2 | MultiFamily 1 | Manufactured Home Park | Industrial |
| Rural Residential | Zero Lot Lines | 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 = 100 feet
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