

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 17-23 (1500 Block of Joe Carrillo St.- SW Corner of Joe Carrillo & FM 466)
Zoning Change from Single Family Residential (R-1) to Zero Lot Line (ZL)**

Date: December 27, 2023

The City of Seguin received a zoning change request for the property located at the southwest corner of Joe Carrillo Street and FM 466. The undeveloped 6.286-acre tract is currently zoned Single Family Residential (R-1). The property owner is proposing a change to Zero Lot Line (ZL). The purpose of this district is to allow detached single-family dwellings that allow placement of the dwelling against one of property lines. These homes are often called garden homes.

Staff evaluated the zoning request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The property is located within the Suburban Residential district of the Future Land Use Plan. Single-family homes, including garden homes, are recommended within this district.
- The properties adjacent to this tract are single-family residential and public. There are two schools (Koennecke Elementary and Jim Barnes Middle School) located west of this property on Joe Carrillo Street. There are also several residential subdivisions and an apartment complex within the surrounding areas.
- The density in the ZL zoning district is slightly higher than R-1 and R-2 due to the smaller minimum lot size.

Staff presented their findings to the Planning and Zoning Commission on December 12, 2023. Following the public hearing, the Commission voted to recommend approval of the zoning change request. Attached please find copies of the Staff Report, map exhibits showing the affected area, Final Report of the Commission, and the proposed Ordinance for the zoning change.