

MEMORANDUM

To: City of Seguin Mayor, Council Members, and City Manager
From: Pamela Centeno, Director of Planning & Codes
Subject: **ZC 05-26 (200 Blk of East Weinert)**
Zoning Change from C to R-1
Date: April 27, 2026

Background

The City of Seguin received a zoning change request for the eastern portion of a property located in the 200 block of E. Weinert Street. The site proposed to be rezoned from Commercial to Single Family Residential is vacant and undeveloped. The applicant is proposing to create two residential lots. Staff evaluated the zoning change request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The property is located at the edge of the Local Commercial district on the Future Land Use Plan, being part of the commercial property to the west that is also within the Local Commercial district. The residential properties directly east of the site are within the Traditional Residential district. The Local Commercial district recommends commercial and multi-family land uses, but the Traditional Residential district supports single family residential land uses.
- Access to the proposed residential lots will be directly from East Weinert Street. Traffic impacts will be minimal since a maximum of two lots can be created in accordance with the City of Seguin's lot dimensional standards.

Action Requested

Staff is requesting action on the applicant's request to rezone the eastern portion of the lot to Single Family Residential (R-1).

Recommendation

Staff presented the zoning change request to the Planning and Zoning Commission on April 14, 2026. Following a public hearing the Commission voted 9-0-0 to recommend approval of the zoning change request to Single-Family Residential.

Attachments

- Final Report of the Planning & Zoning Commission
- ZC 05-26 Staff Report
- Map Exhibits of the Subject Property
- Draft Ordinance