

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 10-23 (200 blk, W. Washington Street)**
Zoning Change from Public to Single-Family Residential (R-1)

Date: May 26, 2023

The City of Seguin received a request for a zoning change for the property located in the 200 block of W. Washington Street. The property, which is approximately 0.27 acres, is zoned Public. The property is vacant. It was recently purchased by the property owner of the home at 215 W. Nolte, which is directly to the north of this tract. The owner intends to combine the two lots in order to extend their existing backyard.

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

- The property is within the Town Core District in the Future Land Use Plan, which is the downtown area. Single-family residential zoning districts are not recommended within this district.
- The properties to the north and east are single-family residential land uses and are zoned R-1. The properties to the south are also zoned R-1, but the existing multi-family structures are grandfathered as legal nonconforming uses. To the west is Walnut Branch, with the Seguin Public Library across the creek.
- Considering the surrounding residential areas, the change in zoning follows a logical pattern of development.
- No other adverse impacts were specifically identified.

Staff presented their findings to the Planning and Zoning Commission on May 9, 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 exhibit showing the affected area, Final Report of the Commission, and the proposed Ordinance for the zoning change.