

MEMORANDUM

To: City of Seguin Mayor, Council Members, and City Manager
From: Pamela Centeno, Director of Planning & Codes
Through: Melissa Reynolds, Assistant City Manager | City Engineer
Subject: **ZC 08-26 (212 E. Walnut- Prop ID 13541), Zoning Change from R-1 to DP-2**
Date: July 26, 2026

Background

The City of Seguin received a zoning change request for the property located at 212 E. Walnut Street. The property is the site of a residential structure previously occupied as a duplex, but the property is currently zoned R-1. The structure has been vacant and has therefore lost the legal nonconforming status that allowed the duplex. The applicant has requested to rezone the property from R-2 to DP-2 to allow future use of the existing dwelling as a duplex. Staff evaluated the zoning request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The property is located within the Downtown Core district of the Future Land Use Plan, where residential and commercial uses mix. The Comprehensive Plan supports duplexes when they are compatible in scale with the surrounding developments.
- The existing land uses adjacent to this lot are residential, with single-family and multi-family uses within the same neighborhood. The property to the north and west is zoned as a Planned Unit Development. The properties to the east and south are zoned Single Family Residential (R-1). The multi-family uses within the neighborhood are legal nonconforming uses on properties zoned Commercial.
- The property has street frontage on Walnut Street, which is a very narrow City. The existing lot does not meet the minimum requirements for lot width and area, but variances were recently approved by the Zoning Board of Adjustments with the condition that the required four (4) off-street parking spaces for the duplex cannot back directly into Walnut Street, which is only 20' wide.

Action Requested

Staff is requesting action on the applicant's request to rezone the subject property to Duplex High Density (DP-2).

Recommendation

Staff presented the zoning change request to the Planning and Zoning Commission on July 14, 2026. Following a public hearing the Commission voted 5-0-0 to recommend approval of the zoning change request to Duplex High Density (DP-2).

Attachments

- Final Report of the Planning & Zoning Commission
- ZC 08-26 Staff Report
- Map Exhibits of the Subject Property
- Draft Ordinance