

## 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 21-23 (1551 FM 20)**  
**Zoning Change from Single Family Residential (R-1) to Manufactured and Residential (M-R)**

**Date:** December 27, 2023

The City of Seguin received a zoning change request for the property located at 1551 FM 20. The 1.220-acre tract is currently zoned Single Family Residential, which was designated for this property following annexation in 2009. The existing manufactured home on the property was grandfathered as a legal nonconforming use. When a non-conforming use is abandoned for a continuous period of six months or more, its legal status expires. Though the manufactured home remains on the property, the use is no longer allowed and therefore cannot be occupied. The property owner has requested a zoning change to Manufactured and Residential (M-R) to allow the existing manufactured home to be occupied. The change in zoning would also allow the property owner to remove the existing manufactured home and replace it with either a site-built home or a different manufactured home in the future.

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 are recommended uses within this district.
- The surrounding zoning in this area is a mix of Agricultural Ranch and Single Family Residential. Within the area there are existing site-built homes as well as manufactured homes.
- The property has access to FM 20 from an existing driveway.

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.