

**MEMORANDUM**

**To:** City of Seguin Mayor and Council Members  
Douglas Faseler, City Manager

**From:** Pamela Centeno, Director of Planning & Codes

**Through:** Rick Cortes, Assistant City Manager

**Subject:** **ZC 14-18 (500 Block of Tampico)**  
**Request to change zoning designation to Single-Family Residential R-1**

**Date:** August 1, 2018

The 500 block of Tampico St, between Erskine and San Marcos streets, was originally zoned as Multi-Family 1 with the original adoption of zoning in 1989. There are ten properties- four are vacant and six have existing detached single-family dwellings. Although the multi-family zoning district allows single-family residential dwellings, the lot dimensions and building setbacks differ. This includes a difference in side and rear setbacks, impervious cover, lot frontage, and lot size. In addition, the properties on all four sides of this block are zoned R-1. Staff finds the R-1 zoning district to be more compatible and conducive to the existing neighborhood and is recommending that the zoning of the entire block be changed to R-1.

City staff sent notices to all property owners affected by the change prior to proceeding with the zoning change process. No opposition to the change was received.

Staff presented a favorable recommendation to the Planning and Zoning Commission on July 10, 2018. Following a public hearing, the Commission voted to recommend approval of the zoning change designation proposed by City staff. Attached please find copies of the Staff Report, map exhibit showing the affected area, the Final Report of the Commission, and the Ordinance for the zoning change.