

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 06-24 (415 Troell)**
Zoning Change from Single-Family Residential (R-1) to Duplex (DP-1)

Date: June 25, 2024

The City of Seguin received an application for a zoning change for a lot located at 415 Troell Street. The applicant is proposing to build a duplex on the vacant lot. The applicant is proposing DP-1, which is a lower density zoning district that requires larger lots than DP-2 zoning. Staff evaluated the zoning request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The Future Land Use Plan identifies the property to be within the Suburban Residential District. Duplexes are recommended in this district if integrated with the surrounding single-family homes.
- The property is located within a residential neighborhood that consists mostly of single-family homes. There are, however, two small multi-family developments to the west of this lot within the neighborhood that are grandfathered on properties zoned R-1.
- The lot is accessed from Troell Street, a local minor street.

Staff presented their findings to the Planning and Zoning Commission on June 11, 2024. Following the public hearing, the Commission voted to recommend approval of the zoning change to Duplex (DP-1). 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.