

## MEMORANDUM

**To:** City of Seguin Mayor and Council Members  
Steve Parker, City Manager

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

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

**Subject:** **ZC 08-20 (920 San Antonio Avenue)**  
**Zoning Change from Multi-Family 3 to Zero Lot Line**

**Date:** May 26, 2020

A zoning change request has been received for a vacant 10-acre tract of land located at 920 San Antonio Avenue. The property was previously rezoned to Multi-Family 3 for a proposed apartment complex that was never constructed. City staff has met with a developer seeking to rezone the property for a Zero Lot Line subdivision. Zero-lot line detached homes are commonly known as garden homes in which one side of the home is constructed on the property line with a 10' side setback on the opposing side property line. This provides an outdoor space or side yard on each lot. Surrounding land uses and zoning districts are complementary to the proposed rezoning, including the close proximity of Park West just south of the tract.

Staff presented a favorable recommendation to the Planning and Zoning Commission on May 12, 2020. Following a public hearing, the Commission voted to recommend approval of the zoning change request to Commercial. 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.