



Memorandum

Date: July 8, 2014
To: Mayor Keil and the Seguin City Council
From: Pamela Centeno
Director of Planning and Codes
RE: Zoning Ordinance Amendment to Multi-Family Districts

Staff is proposing the attached amendments to the Seguin Zoning Ordinance in order to eliminate existing conflicts regulating the lot area and density requirements within the three Multi-family Dwelling Districts (MF-1, MF-2, MF-3). Currently the ordinance establishes minimum lot sizes and maximum densities for all multi-family districts. Based on these requirements the maximum number of dwelling units allowed for proposed multi-family developments can be calculated in two ways, yielding two different results.

To ensure consistent enforcement of the zoning regulations, staff is proposing to amend the ordinance to remove these conflicts. Attached please find a copy of the Ordinance amending the lot area requirements of the three existing multi-family dwelling districts. Also attached is a copy of the Final Report from the Planning and Zoning Commission recommending approval of the changes proposed by staff.