



It's real.

**MEMORANDUM**

**To:** Seguin Planning & Zoning Commission  
**From:** Pamela Centeno, Director of Planning & Codes  
**Subject:** **Potential Amendments to the requirements for building setbacks and lots for properties in the Downtown Historic District**  
**Date:** February 6, 2024

City staff is considering potential amendments to the requirements for properties in the Downtown Historic District. The downtown area is unlike other commercial areas in Seguin. Buildings in the downtown area should have small to no front setbacks and should occupy most of the lot. The downtown district should include a mix of residential and commercial uses that promote walkability and encourage pedestrian interaction with the private businesses and the public spaces downtown. Unlike other commercial areas, parking is typically provided along the street and in public parking lots. The standard building setbacks and lot requirements, as defined by the standard zoning districts, are not practical for the downtown area. The current regulations in the UDC briefly address parking, landscaping, and setback requirements specific to the downtown area, but do not address lot sizes or dimensions. In addition, the current regulations only allow a different front setback, with side and rear setbacks based on the standard zoning districts. This has resulted in numerous variances over the years.

Staff has researched ordinances in other Texas cities and has found that most cities have detailed ordinances that create unique exceptions for downtown properties. Staff will present options for code amendments that will encourage a more walkable and vibrant downtown district. Staff is seeking input from the Commission in order to draft amendments that will accomplish the goals of the community.