

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 44-21 (800 Blk of Water Tower Rd)
Zoning Change from Single-Family Residential to Manufactured and Residential

Date: January 24, 2022

A request for a zoning change has been submitted to the City of Seguin for a vacant tract of land located at the end of Water Tower Rd. The applicant has requested the zoning change to construct a new residential development that allows manufactured homes.

The predominant zoning district in this area is Single-Family Residential with a small concentration of higher density duplex and multi-family zoning and strips of commercial zoning along the major arterials. Zoning districts that allow manufactured homes within this area are mostly concentrated in the area between Sutherland Springs Rd and SH 123. Staff finds that the rezoning of these two properties for the placement of manufactured homes within a subdivision is not consistent with existing zoning and land uses in the area.

Staff is recommending denial of the zoning change request from Single-Family Residential to Manufactured and Residential. Staff presented the request to the Planning and Zoning Commission on January 11, 2022. Following a public hearing, the Commission voted to recommend denial of the zoning change request. Attached please find copies of the Staff Report, map exhibit showing the affected area, and the Final Report of the Commission. Also attached is a copy of the Ordinance for the proposed zoning change. An affirmative vote of at least three-fourths of the members of City Council is required to overrule a recommendation by the Commission that a proposed zoning change be denied.