

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 20-23 (2002 Sherman, Lot 91)**
Zoning Change from Single Family Residential (R-1) to Duplex High Density (DP-2)

Date: December 27, 2023

The City of Seguin received a zoning change request for the property located at 2002 Sherman. The property identified by the Guadalupe County Appraisal District as 41066 is two lots- lots 90 & 91. The new property owner proposes to construct duplexes on the two lots. This rezoning request for DP-2 is solely for Lot 91 (the northernmost lot). Lot 90, a corner lot, does not currently meet the minimum lot width and will require a replat prior to the request for a zoning change to DP-2.

Staff evaluated the zoning request for Lot 91 based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The property is within the Traditional Residential district in the Future Land Use Plan, which recommends single family and duplex zoning districts.
- The surrounding properties are zoned Single Family Residential (R-1). A duplex is a two-family dwelling unit. The surrounding homes adjacent to this property are single family homes.
- Duplex zoning will increase the density from one dwelling per lot to two dwellings per lot.
- Lot 91 does not have an existing driveway. A new driveway will require approval from the City of Seguin.

Staff presented their findings to the Planning and Zoning Commission on December 12, 2023. Following the public hearing, the Commission voted 4-3-0 to recommend denial of the zoning change request to DP-2. 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. **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.**