

**City of Seguin**  
Planning/Codes Department



# *Memorandum*

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**Date:** July 9, 2014  
**To:** Mayor Keil and the Seguin City Council  
**From:** Pamela Centeno  
Director of Planning/Codes  
**RE:** Zoning Change Request – 1037 W. Court

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On July 8, 2014, the Planning and Zoning Commission heard a request for a zoning change from Commercial and Single-Family Dwelling District to Multi-Family (MF-2) for the property located at 1037 W. Court. The applicant/property owner is proposing to redevelop the existing vacant motel into a one-story apartment complex. The applicant plans to utilize the existing foundation of the original motel, parking areas, and open space currently located on the site. Multi-Family zoning districts are identified by density. In accordance with the requirements of MF-2 zoning districts, a maximum of six (6) units is allowed on the .55-acre tract.

The site is located across the street from Texas Lutheran University. While the adjacent properties are zoned Commercial and R-1, there is a large area with Multi-Family developments located to the southwest of the site. In the Future Land Use Plan, the property is located within the University District, which encourages land uses that service college students, faculty, and visitors. The district also encourages housing mixes that are appropriate for a campus area and residential densities that are higher than in surrounding districts. Multi-family land uses are recommended within the University District.

Following a staff report from City staff recommending approval of the request, a public hearing was held and the property owner was present to answer questions. The Planning and Zoning Commission voted to recommend approval of the zoning change to MF-2. Attached please find copies of the ordinance and accompanying documents for the zoning change request.