

MEMORANDUM

To: City of Seguin Mayor, Council Members, and City Manager
From: Pamela Centeno, Director of Planning & Codes
Through: Rick Cortes, Deputy City Manager
Subject: **ZC 02-25 (805 N. Olive St.- Prop ID 16480), Zoning Change from R-1 to DP-2**
Date: March 24, 2025

Background

The City of Seguin received a zoning change request for a vacant property located at 805 N. Olive Street. The property, which is approximately 0.28 acres, is undeveloped. The property owners have requested to rezone the property to Duplex High Density (DP-2). Staff evaluated the zoning request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The property is located within the Traditional Residential district of the Future Land Use Plan, which encourages the integration of different housing types and supports duplex zoning.
- The property is located in a low-density residential area. The majority of the lots in the neighborhood are single-family residential, but there are some existing non-conforming residential uses with higher density as well as several other properties that are zoned for duplexes.
- The DP-2 zoning district allows one duplex per lot. The lot is not large enough to subdivide and would therefore be limited to the construction of one duplex if the zoning change is approved.
- The property has frontage along and would take access from Olive Street.

Action Requested

Staff is requesting action on the property owner's request to rezone the subject property to Duplex (DP-2).

Recommendation

Staff presented the zoning change request to the Planning and Zoning Commission on March 11, 2025. Several comment response forms in opposition of the zoning change were received by staff (see attached.) Following a public hearing the Commission voted 7-1-0 to recommend approval of the zoning change request to DP-2.

Attachments

- Final Report of the Planning & Zoning Commission
- ZC 02-25 Staff Report
- Map Exhibits of the Subject Property
- Citizen Comment Response Forms
- Draft Ordinance