



Memorandum

Date: April 15, 2015
To: Mayor Keil and the Seguin City Council
From: Pamela Centeno
Director of Planning/Codes
RE: Unified Development Code, Proposed R-2 Zoning District

Staff is proposing a new zoning district called Single Family Residential R-2 in order to provide more flexibility in the development of residential neighborhoods in Seguin. The R-2 district will vary from the R-1 district by allowing reduced front setbacks for smaller front yards. Garages (attached and detached) and accessory structures in R-2 districts will be required to meet a 20' front setback, but the primary structure may encroach an additional 5' into the front setback (leaving 15' between the house and the property line). To address the issue of possible conflicts with off-street parking in driveways and sidewalks, all sidewalks in the R-2 district will be required to be constructed along the curb. As proposed the distance between the sidewalk and the garage entrance will be 26', leaving ample room to park vehicles in a driveway without blocking the sidewalks in the neighborhood.

Following a public hearing on March 14, 2015, the Planning and Zoning Commission voted to recommend to City Council the adoption of the R-2 zoning district. Attached please find copies of the proposed Ordinance and the Final Report of the Commission.