

# *Memorandum*

---

**Date:** May 31, 2016  
**To:** Mayor Keil and the Seguin City Council  
**From:** Pamela Centeno  
Director of Planning and Codes  
**RE:** Zoning Change Request for 922, 926, 930, and 934 Country Club Drive  
(ZC 17-16)

---

The four lots proposed for Duplex-2 are within the Gardens at Country Club Subdivision and are currently zoned Single-Family Residential. The subdivision was created in 2010, but to date only one house has been constructed. The remaining 15 lots are vacant. The subject parcels are located in between existing single-family and multi-family developments. The UDC recommends duplexes in areas adjacent to both single-family and multiple-family residential. Since single-family residential houses are also allowed in Duplex zoning districts, this zoning change would not change the property owners' ability to build single-family homes on these lots.

Considering the existing land uses, the surrounding zoning, and the recommendations of the future land use map staff made a favorable recommendation of the zoning change request to the Planning and Zoning Commission on May 10, 2016. Following a public hearing, the Commission voted in favor of the zoning change request. Attached please find copies of the Staff Report, maps of the affected properties, the Final Report of the Commission, and the Ordinance for the zoning changes.