

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 12-22 (607, 611, & 615 E. Martindale St.)**
Zoning Change from Single-Family Residential to Duplex (DP-2)

Date: July 27, 2022

The City of Seguin received an application for a zoning change for three lots located along E. Martindale Street. The applicant is proposing to build duplexes on the three lots. Staff evaluated the zoning request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The Future Land Use Plan identifies the property to be within the Regional Node due to the proximity to the IH-10/SH 123 intersection. Higher residential density is recommended within the Regional Node.
- The lots are located within an existing residential neighborhood. The majority of the lots along Martindale Rd are zoned for single-family homes, but there are higher density residential developments to the south such as the Rosalyn Heights Apartments, which are maintained by the Seguin Housing Authority.
- The subject properties are vacant, platted lots within an existing residential neighborhood. The residential density varies throughout the neighborhood, with a mix of single-family, duplex, and multi-family homes.
- The lots take access from Martindale Street, and existing local street. There is also an unimproved alley behind the three lots.

Staff presented their findings to the Planning and Zoning Commission on July 12, 2022. Following the public hearing, the Commission voted to recommend approval of the zoning change to Duplex (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.