

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 23-22 (772 Johnson Ave.)
Zoning Change from Single-Family Residential to Duplex (DP-2)

Date: December 22, 2022

A request for a zoning change to Duplex (DP-2) has been submitted for the property located at 772 Johnson Ave. This is a single lot, so only one duplex structure could be constructed if the zoning change is approved. Staff evaluated the zoning change request to DP-2 based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The property is within the Central Township district, which recommends single-family residential and duplex land uses.
- The majority of the properties in the surrounding neighborhood are zoned R-1 for single-family residential homes. There is an existing apartment complex across the street, but it is a legal non-conforming use on a lot that is zoned R-1. The apartment complex predates the zoning of the properties in this neighborhood.
- This is a corner lot with frontages on Stratton Street and Johnson Avenue.

Staff presented their findings to the Planning and Zoning Commission on December 13, 2022. The applicant was not present for the meeting. There were citizens from the surrounding neighborhood opposed to the request that spoke during the public hearing. There were also citizen responses, which are attached to the report packet. Following a public hearing, the Commission voted to recommend denial of the zoning change request. Attached please find copies of the Staff Report (with citizen comment responses), a map exhibit showing the affected area, the Final Report of the Commission, and the draft Ordinance for the zoning change. **An affirmative vote of at least three-fourths of the members of City Council is required to overrule a recommendation by the Commission that a proposed zoning change be denied.**