

MEMORANDUM

To: City of Seguin Mayor and Council

From: Pamela Centeno, Director of Planning & Codes

Subject: Zoning Change to Rural Residential for Windwood Estates (ZC 27-16)

Date: November 28, 2016

Staff has continued to evaluate the existing zoning map of the City of Seguin to identify areas that are not zoned consistently with the existing and historical land uses of the areas that surround them. The subdivision of Windwood Estates was annexed into the city limits in 2006 and zoned Single-Family Residential. In evaluating the characteristics of the neighborhood staff has found that the lot sizes, dimensions, and setbacks are more consistent with the Rural Residential zoning district. The Single-Family Residential zoning district allows for much smaller lots than are consistent with the existing lots located within the Windwood Estates subdivision. In order to preserve the original character of the subdivision, staff is requesting to rezone the subdivision to Rural Residential.

Staff presented the request to the Planning and Zoning Commission on November 8, 2016. Following a public hearing, the Commission voted to recommend approval of the zoning change to Rural Residential. Attached please find copies of the Staff Report, map exhibits showing the affected area, the Final Report of the Commission, and the Ordinance for the zoning change.