

MEMORANDUM

To: City of Seguin Mayor and Council Members
Douglas Faseler, City Manager

From: Pamela Centeno, Director of Planning & Codes

Through: Rick Cortes, Assistant City Manager

Subject: **ZC 26-18 (938 & 940 Country Club Drive)**
Request to change zoning from Single-Family Residential to Duplex (DP-2)

Date: November 28, 2018

The two 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 single-family home has been constructed. Four of the 15 remaining lots in the subdivision were rezoned to Duplex-2 in 2016. The two lots proposed to be rezoned are located in between the four duplex properties and the apartment complex to the west. The UDC recommends duplexes in areas adjacent to both single-family and multiple-family residential uses. The proposed zoning to Duplex-2 is consistent with the surrounding zoning districts and land uses.

Staff presented a favorable recommendation to the Planning and Zoning Commission on November 13, 2018. Following a public hearing, the Commission voted to recommend approval of the zoning change designation proposed by City staff. Attached please find copies of the Staff Report, map exhibit showing the affected area, the Final Report of the Commission, and the Ordinance for the zoning change.