



Planning and Zoning Commission Report
Amendment to the City of Seguin Unified Development Code, Section 3.6.2 Lot
Dimensional and Development Standards-Residential Districts
(DP-2 minimum lot sizes)

Pamela Centeno, Director of Planning & Codes presented the proposed amendments. She explained that staff is seeking to amend the lot dimensional and development standards for the Duplex-2 (DP-2) zoning district. She explained that staff identified that single-family residential zoning districts' (R-1, R-2, ZL, and M-R) minimum lot sizes are based on calculating the minimum lot dimensions. The Duplex-1 (DP-1) zoning district also follows the same dimension calculation. The minimum lot size for DP-2 does not follow the same calculation; and requires the lots to be larger than the minimum dimensions.

Staff proposed to change the requirements to result in a reduction in variances sought for lot sizes on DP-2 zoned properties and provide consistency with the single-family and DP-1 zoning districts.

Staff recommended that the minimum lot size for internal DP-2 lot change from 6,200 sq ft. to 5, 400 sq ft. For a corner DP-2 lot, the minimum lot size would change from 8,000 sq ft to 6, 750 sq ft.

The regular meeting recessed, and a public hearing was held. There being no responses from the public the regular meeting reconvened for action.

After consideration of the staff report and all information given regarding proposed amendments to Section 3.6.2 Lot Dimensional and Development Standards-Residential Districts (DP-2 minimum lot sizes), Commissioner Garza moved that the Planning and Zoning Commission recommend approval of the Amendments to the UDC, Section 3.6.2 Lot Dimensional and Development Standards-Residential Districts (DP-2 minimum lot sizes). Commissioner Lievens seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE AMENDMENTS TO SECTION 3.6.2 LOT DIMENSIONAL AND DEVELOPMENT STANDARDS-RESIDENTIAL DISTRICTS (DP-2 MINIMUM LOT SIZES)

MOTION PASSED

7-1-0

A handwritten signature in blue ink that reads "Francis Serna".

Francis Serna, Planning Assistant

A handwritten signature in blue ink that reads "P. Centeno".

ATTEST: Pamela Centeno, Director of Planning & Codes