

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: Amendment to Section 3.6.2 Lot Dimensional and Development Standards – Residential Districts (DP-2 minimum lot sizes)

Date: January 26, 2021

City staff is proposing to amend the lot dimensional and development standards for the Duplex-2 (DP-2) zoning district. In the Unified Development Code (UDC) the 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 this dimension calculation. The minimum lot size for DP-2, however, requires the lots to be larger than the minimum dimensions.

Staff is proposing to change the requirements for the DP-2 minimum lot sizes by calculating the sizes based on the dimension requirements. This would result in a reduction in variances sought for lot sizes on DP-2 zoned properties and will provide consistency with the single-family and DP-1 zoning districts.

Staff recommends 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. Attached is a copy of the proposed ordinance.

The proposed amendments were presented to the Planning & Zoning Commission at their regular meeting on January 12, 2021. Following a public hearing the Commission voted to recommend approval of the amendments to the UDC as presented by staff. Attached please find a copy of the final report from the Commission and a copy of the proposed ordinance amendments.