

## 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 the Land Use Matrix to allow RV Parks in the Manufactured and Residential (M-R) zoning district with a Specific Use Permit

**Date:** January 26, 2021

City Staff was recently approached by a property owner who would like to allow RV living in an M-R zoning district. Discussions amongst the property owner and City staff led to a discussion on local zoning regulations for RV Parks. RV Parks are defined in the UDC as “any lot, tract or parcel of land upon which accommodation is provided for two or more recreational vehicles used as living or sleeping quarters by the day, week or month where a charge is or is not made.” RV Parks are only allowed in the Commercial zoning district and require an approved Specific Use Permit. City staff is proposing to amend the land use regulations to also allow RV Parks in the Manufactured-Residential (M-R) zoning district with a Specific Use Permit.

Due to the popularity of RV living, staff finds that there is a need for additional opportunities for RV Parks within the City limits. The M-R zoning district is a mixed residential district that allows a site-built single-family home or a manufactured home on the lot. Staff finds that RV living within an approved RV Park could be a good fit within the M-R district with a Specific Use Permit. For a Specific Use Permit the applicants must provide a site plan to show the layout and details of the proposed RV Park. Details typically include but are not limited to the number of RV pads, utility hookups/wastewater disposal, ingress/egress from the site, and screening from adjacent properties and/or right-of-ways as appropriate. The approval of a Specific Use Permit requires a public hearing and notification of property owners within 200 ft of the proposed RV Park. This allows adjacent property owners the opportunity to voice any concerns about a proposed RV Park.

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.