

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: ZC 02-24 (735 Beale)
Zoning Change from Public (P) to Single Family Residential (R-1)

Date: March 25, 2024

The City of Seguin received a zoning change request for the property located at 735 Beale Street. The property retains the original Public zoning that was designated for the property when zoning was first adopted in 1989. The home was existing in 1989 and was occupied as a legal nonconforming residential use until it was vacated in April 2022. The property owner has requested a zoning change to Single Family Residential to ensure the continued residential use of the property.

Staff evaluated the zoning request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The property is located within the Traditional Residential district of the Future Land Use Plan, which recommends single family residential uses.
- The property is located within an existing residential neighborhood. The surrounding zoning is Single Family Residential to the west and north, and Public to the east and south. There is an existing church on the Public-zoned property.
- The property is accessed from Beale Street, a local street.

Staff presented their findings to the Planning and Zoning Commission on March 12, 2024. Following the public hearing, the Commission voted to recommend approval of the zoning change request. Attached please find copies of the Staff Report, map exhibits showing the affected area, Final Report of the Commission, and the proposed Ordinance for the requested zoning change.