

## MEMORANDUM

**To:** City of Seguin Mayor and Council Members  
Steve Parker, City Manager

**From:** Pamela Centeno, Director of Planning & Codes

**Through:** Rick Cortes, Assistant City Manager

**Subject:** **ZC 05-20 (1104 Avenue D)**  
**Zoning Change from Single Family Residential-1 to Neighborhood Commercial**

**Date:** April 29, 2020

A zoning change request has been received from the property owner of Salazar Grocery & Market at 1104 Avenue D. The small market is a commercial business that was existing at this location when zoning was adopted in Seguin in 1989. This small neighborhood market has been providing the surrounding neighborhood with beneficial services and draws significant pedestrian traffic to the site. The owner is proposing to make structural improvements to the building which will alter the existing footprint of the building. This is not allowed for the grandfathered structure unless a zoning change to Neighborhood Commercial is approved in order to bring the existing use of the site into compliance with local zoning regulations.

Considering the relationship the existing business has established with the neighborhood, staff finds that the zoning change to Neighborhood Commercial is beneficial to both the property owner and the surrounding residences. In addition, the size of the property would limit future uses of the site for other uses allowed in the Neighborhood Commercial zoning district.

Staff presented a favorable recommendation to the Planning and Zoning Commission on April 14, 2020. Following a public hearing, the Commission voted to recommend approval of the zoning change request to Neighborhood Commercial. 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.