

## 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 13-24 (1321 Peach)**  
**Zoning Change from Single-Family Residential (R-1) to Commercial (C)**

**Date:** October 28, 2024

The City of Seguin received a zoning change request for the property located at 1321 Peach Street. The property is undeveloped. The lot is approximately 90' x 145'. It is adjacent to other existing commercial developments that front Kingsbury and King streets. 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 supports neighborhood-scaled commercial services and recommends that developments should be similar in scale to surrounding parcels.
- The properties to the west, east, and south are zoned Commercial, with existing businesses. There are five in-fill residential lots to the north of this parcel.
- The property is accessed from Peach Street, a local street. Under common ownership, the lot can also be accessed from the commercial lot to the east.

Staff presented their findings to the Planning and Zoning Commission on October 8, 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.