

## MEMORANDUM

**To:** City of Seguin Mayor, Council Members, and City Manager  
**From:** Pamela Centeno, Director of Planning & Codes  
**Through:** Rick Cortes, Deputy City Manager  
**Subject:** **ZC 04-25 (905 W. Court St.- Prop ID 46106), Zoning Change from R-1 and C to NC**  
**Date:** March 24, 2025

### **Background**

The City of Seguin received a zoning change request for the property located at 905 W. Court Street. The property, which is approximately 1.42 acres, is the site of an existing single-family residential home. The property has split zoning, with Commercial along the Court Street frontage and Single-Family Residential on the southernmost portion of the property that fronts Short Avenue. The property owner has requested to rezone the property to Neighborhood Commercial. 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 encourages low density residential uses and low impact commercial uses.
- Neighborhood commercial zoning allows a single-family home or low impact commercial uses, both of which are adjacent to this tract. Commercial zoning and uses are more common along Court Street, with residential uses along the locals streets in the area.
- The property has frontage along Court Street, a TxDOT ROW, as well as Short Ave, a local City street.

### **Action Requested**

Staff is requesting action on the property owner's request to rezone the subject property to Neighborhood Commercial (NC).

### **Recommendation**

Staff presented the zoning change request to the Planning and Zoning Commission on March 11, 2025. Following a public hearing the Commission voted 8-0 to recommend approval of the zoning change request to Neighborhood Commercial.

### **Attachments**

- Final Report of the Planning & Zoning Commission
- ZC 04-25 Staff Report
- Map Exhibits of the Subject Property
- Draft Ordinance