

## 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 18-21 (115 E. New Braunfels)**  
**Zoning Change from Single Family Residential (R-1) and Commercial to**  
**only Commercial**

**Date:** July 26, 2021

The property located at 115 E. New Braunfels Street has a split zoning of Single-Family Residential and Commercial, which was established with the initial zoning of the City is 1989. The property fronts E. New Braunfels Street and the commercial structure on the property was existing when zoning was established. Part of the structure is located on the portion of the property that is currently zoned Single-Family Residential. The structure has been a legal nonconforming use since 1989. The applicant is requesting to eliminate the split zoning by rezoning the eastern portion of the property to Commercial.

Staff presented a favorable recommendation to the Planning and Zoning Commission on July 13, 2021. Following a public hearing, the Commission voted to recommend approval of the zoning change request. 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.