

## MEMORANDUM

**To:** City of Seguin Mayor and Council Members  
Douglas Faseler, City Manager

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

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

**Subject:** **ZC 14-19 (1575 N. Austin Street)**  
**Zoning Change from Single Family Residential (R-1) and Commercial to Commercial**

**Date:** October 29, 2019

The property located at 1575 N. Austin Street has a split zoning of Single-Family Residential and Commercial, which was established with the initial zoning of the City in 1989. The property fronts Austin 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 was grandfathered as a legal nonconforming use until recently when the structure was vacant for a period longer than 6 months. The applicant is requesting to eliminate the split zoning by rezoning the back portion of the property to Commercial to occupy the existing building for commercial use.

This section of the Austin Street Corridor is comprised of commercial and light industrial zoning districts with commercial business occupying the adjacent structures to the north, south, and west. There is a small residential neighborhood to the east of this property with two single-family homes and two duplexes. There is an unimproved alley between the commercial businesses to the west and the neighborhood to the east.

Considering the adjacent zoning districts, land uses, and corridor, staff made a favorable recommendation to approve the zoning change request. Following a public hearing the Commission voted to recommend approval of the zoning change. Attached please find copies of the Staff Report, the Final Report of the Commission, the Ordinance for the zoning change, and the map exhibit showing the affected area.