

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 04-23 (816 W. Court)**
Zoning Change from Single-Family Residential to Commercial

Date: March 28, 2023

The City of Seguin received a request for a zoning change for the property located at 816 W. Court Street. The property, which is approximately 0.417 acres, is split-zoned with the southern portion zoned Commercial and the northern portion zoned Single-Family Residential (R-1). The existing auto repair center is grandfathered as a legal non-conforming use. The business owner that has been leasing the property for a number of years has recently purchased the property. He is requesting the zoning change in order to bring the entire property into compliance with zoning for the existing use. The property has been in the existing zoning configuration since the original adoption of zoning in 1989.

Staff evaluated the zoning request for commercial (C) based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The northern portion of the property subject to this request is within the City Center district, which does not recommend commercial land uses. The southern portion of the property, that is already zoned Commercial, is within the Core Approachway district, which recommends commercial land uses.
- The properties to the north and east are single-family residential land uses and are zoned R-1. Commercial uses to the west and south are zoned Commercial. This property is split-zoned, but the entire tract has been operated as a commercial use and is a legal nonconforming use.
- This is a corner lot, with frontage and access along both Court and Gordon streets.

Staff presented their findings to the Planning and Zoning Commission on March 14, 2023. Following the 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, Final Report of the Commission, and the proposed Ordinance for the zoning change.