

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 10-25 (1022 Tabernacle- Prop ID 38451), Zoning Change from C to R-1**
Date: April 28, 2025

Background

The City of Seguin received a zoning change request for the property located at 1022 Tabernacle. The property, which is approximately 0.14 acres, is the site of an existing single-family residential home that was grandfathered on a commercially zoned property. The home has been vacant for an extended period of time and has lost its legal nonconforming status. The applicant has requested a zoning change to R-1 to bring the existing home into compliance with the City's land use regulations. 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 single-family residential land uses.
- The surrounding land uses to the west and north are commercial, but the majority of the properties along Tabernacle Street are residential.
- The property has street frontage on Tabernacle Street.

Action Requested

Staff is requesting action on the applicant's request to rezone the subject property to Single-Family Residential.

Recommendation

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

Attachments

- Final Report of the Planning & Zoning Commission
- ZC 10-25 Staff Report
- Map Exhibits of the Subject Property
- Draft Ordinance