

City of Seguin

Planning/Codes Department

Memorandum

Date: August 25, 2015
To: Mayor Keil and the Seguin City Council
From: Pamela Centeno
Director of Planning/Codes
RE: Zoning Change Request for 1411 N. Austin Street – (ZC 18-15)

The subject parcel in this request is the property located at 1411 N. Austin Street. The part of the property that fronts Austin Street is currently zoned Commercial with the remainder zoned Single-Family Residential. There is an existing residential structure on the property that has been vacant for a number of years and has therefore lost its legal nonconforming status. The applicant is proposing to remodel the house for residential use.

The request is to change the zoning to Neighborhood Residential, which allows a single-family structure, but also allows retail and office uses if the structure were to be converted in the future. Staff recommends approval on the zoning change and finds that the proposed zoning serves as an appropriate transition between the residences to the east and the businesses along N. Austin Street. Staff presented their favorable recommendation for the zoning change during the public meeting held on August 11, 2015.

Following a public hearing, the Planning and Zoning Commission voted to recommend approval of staff's recommendations. Attached please find copies of the Staff Report, Final Report of the Commission, and the Ordinance for the zoning changes.