

Memorandum

Date: March 29, 2016
To: Mayor Keil and the Seguin City Council
From: Pamela Centeno
Director of Planning and Codes
RE: Zoning Change Request – (ZC 05-16)

This case is the continuation of the rezonings associated with the adoption of the Unified Development Code. The Office-Professional (O-P) and Retail (R) zoning districts were consolidated into one new district, Neighborhood Commercial. Staff is processing zoning changes for all properties currently zoned O-P or R. In reviewing the zoning history, existing land uses, and surrounding land uses of the properties staff found that Neighborhood Commercial is not the most suitable zoning for all of the properties that need to be rezoned.

ZC 05-16 is Group 7A. Staff has evaluated the ten parcels in Group 7A with consideration of the current land uses, property owners' input, any previous zoning change requests, physical features (such as floodplain and proximity to major roads) and the Future Land Use Plan as adopted in the 2008 Comprehensive Master Plan. Staff recommended to the Planning and Zoning Commission during their regular meeting on March 8, 2016 that the parcels in Group 7A be rezoned to Commercial, Multi-Family 1, Public, and Single-Family Residential 1.

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