

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 12-24 (1311 Aldama)**
Zoning Change from Commercial (C) to Single Family Residential (R-1)

Date: September 24, 2024

The City of Seguin received a zoning change request for the property located at 1311 Aldama Street. The property retains the original Commercial zoning that was designated for the property when zoning was first adopted in 1989. The home was existing in 1989 and has been occupied as a legal nonconforming residential use since then. The property owner has requested a zoning change to Single Family Residential to ensure the continued residential use of the property.

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 recommends single family residential uses.
- The property is located in an area that transitions into a residential neighborhood. The surrounding zoning is Light Industrial (Tyson), Commercial (existing grandfathered homes), and Public (Walnut Springs Trail). There are other existing homes adjacent to the tract along Aldama Street that are also zoned Commercial.
- The property is accessed from Aldama Street, a local street.

Staff presented their findings to the Planning and Zoning Commission on September 10, 2024. Following the public hearing, the Commission voted to recommend approval of the zoning change request. Attached please find copies of the Staff Report, map exhibits showing the affected area, Final Report of the Commission, and the proposed Ordinance for the requested zoning change.