

MEMORANDUM

To: City of Seguin Mayor and Council Members
Douglas Faseler, City Manager

From: Pamela Centeno, Director of Planning & Codes

Through: Rick Cortes, Assistant City Manager

Subject: **ZC 04-19 (107 N. Saunders)**
Request to change zoning from Commercial to Neighborhood Commercial

Date: April 29, 2019

The property at 107 N. Saunders is currently zoned Commercial. The residence on the lot was existing when zoning was adopted in 1989, but the lot was zoned commercial due to its proximity to existing commercial businesses on the west side of Saunders. The property is located near Court Street, but fronts onto and takes access from Saunders. The property owner is requesting to rezone the property to Neighborhood Commercial, which allows either a single-family home or a less intense commercial use. Changing the zoning to Neighborhood Commercial would make the residence a conforming land use while still allowing the redevelopment of the lot for neighborhood-friendly commercial uses. The size of the lot makes it difficult to meet the off-street parking requirements for a typical commercial business. In addition, the two commercial-zoned lots to the north are also occupied by existing grandfathered single-family dwellings.

Staff presented a favorable recommendation to the Planning and Zoning Commission on April 9, 2019. Following a public hearing, the Commission voted to recommend approval of the zoning change designation proposed by City staff. Attached please find copies of the Staff Report, map exhibit showing the affected area, the Final Report of the Commission, and the Ordinance for the zoning change.