

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 07-24 (410 E. Gonzales)
Zoning Change from Single Family Residential to Neighborhood Commercial

Date: August 27, 2024

The City of Seguin received an application for a zoning change to Neighborhood Commercial for property located at 410 E. Gonzales Street. The existing commercial building was a legal nonconforming use for retail services. The building has been vacant and the applicant is requesting a zoning change to Neighborhood Commercial, which allows low impact commercial uses. Staff evaluated the zoning request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The property is located within the Down Core district on the Future Land Use Plan, which supports neighborhood commercial development that meets the scale and form of other downtown tracts.
- The surrounding areas are zoned for residential and commercial uses. The property is located near the Downtown Historic District.
- The property fronts Gonzales Street. Off-street parking is limited on the small site, but there is opportunity for parking agreements with neighboring property owners.

Staff presented their findings to the Planning and Zoning Commission on August 13, 2024. Following the public hearing, the Commission voted to recommend approval of the zoning change to Neighborhood Commercial. Attached please find copies of the Staff Report, map exhibit showing the affected area, Final Report of the Commission, and the proposed Ordinance for the zoning change.