

Memorandum

Date: April 13, 2016
To: Mayor Keil and the Seguin City Council
From: Pamela Centeno
Director of Planning and Codes
RE: Zoning Change Request for 1728 N. Guadalupe St. (ZC 12-16)

This case is one of the two final rezonings associated with the elimination of the Office-Professional (O-P) and Retail (R) zoning districts. After reviewing the zoning history, existing land uses, and surrounding land uses of the properties staff recommended at the March 2016 P&Z meeting that the property be zoned Neighborhood Commercial. The property owners had not contacted staff prior to the meeting, but attended the public hearing and stated that they would like to rezone the property to Single Family Residential (R-1).

After the meeting staff spoke further with the property owners and withdrew the property from the March zoning group. The property owner re-submitted a request for the property for a zoning designation to R-1. Considering the residential neighborhood across Guadalupe Street and the adjoining lots zoned R-1 to the south, staff recommended approval of the property owner's request. The recommendation was presented to the Planning and Zoning Commission on April 12, 2016.

Following a public hearing, the Planning and Zoning Commission voted to recommend approval of staff's recommendation for R-1. Attached please find copies of the Staff Report, Final Report of the Commission, and the Ordinance for the zoning changes.