

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 10-24 (407 Ellis)
Zoning Change from Public (P) to Single Family Residential (R-1)

Date: August 27, 2024

The City of Seguin received a zoning change request for the property located at 407 Ellis Street. The property retains the original public zoning that was designated for the property when zoning was first adopted in 1989. The home was existing in 1989 and was previously occupied as a legal nonconforming residential use. The home has been vacant for over 6 months and has therefore lost its legal nonconforming status. 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 within an existing residential neighborhood. The majority of the zoning in the surrounding area is Single Family Residential. The properties to the north and south of this site are also residential uses in public zoning. Staff do not have knowledge of why these properties were zoned Public in 1989.
- The property is accessed from Ellis Street, a local street.

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 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.