

MEMORANDUM

To: City of Seguin Mayor and Council Members
Steve Parker, City Manager

From: Pamela Centeno, Director of Planning & Codes

Through: Rick Cortes, Assistant City Manager

Subject: **ZC 21-19 (1069 E. Walnut)**
Zoning Change from Commercial to Neighborhood Commercial

Date: December 30, 2019

The property at 1069 E. Walnut St. 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 King Street. This property, however, fronts Walnut Street and is adjacent to a number of other existing Single-Family Residential homes along Walnut Street. The property owner is requesting to rezone the property to Neighborhood Commercial, which allows either a single-family home or a neighborhood 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 in the future. Considering the residential area to the west and north of the lot, staff finds that a zoning change to Neighborhood Commercial is appropriate.

Staff presented a favorable recommendation to the Planning and Zoning Commission on December 10, 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.