

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 11-18 (NW Corner of King & Cedar)**
Request to rezone from Neighborhood Commercial to Multi-Family 2

Date: June 19, 2018

A zoning change request has been received to rezone the property located at the northwest corner of King and Cedar streets to Multi-Family 2. The property is currently zoned Neighborhood Commercial. The applicant is proposing to build an apartment complex on the site. The surrounding land uses include commercial, multi-family, and public uses along King Street, and residential land uses along Cedar Street moving away from the intersection. The applicant is proposing a zoning of MF-2, which limits the density on the lot to 5 dwelling units. This will reduce the traffic generation from the lot. The site will be required to meet all of the City's development regulations including but not limited to off-street parking, drainage, and landscaping. Since the property to the west is single-family residential, City regulations require off-street parking areas to be screened from the adjoining residential lot.

Considering the surrounding commercial and multi-family land uses, staff finds that the proposed use is compatible. City staff presented a favorable recommendation to the Planning and Zoning Commission on March 13, 2018. Following a public hearing, the Commission voted to recommend approval of the zoning change request. 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.