

## 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 02-18 (309 N. Milam & 411 E. Walnut)**  
**Request to rezone property from Commercial & Single Family Residential to Neighborhood Commercial**

**Date:** March 27, 2018

A zoning change request has been received to rezone the properties located at the southeast corner of Milam and Walnut streets to Neighborhood Commercial. The corner lot, 309 N. Milam, is currently zoned Commercial. The existing structure has been used for commercial offices in the past and is currently being remodeled to house future offices. The vacant property at 411 E. Walnut is zoned Single-Family Residential. The property owners of 309 N. Milam purchased the vacant lot and plan to combine the two properties into one lot. They are proposing to construct additional parking for the commercial business. The zoning district of Neighborhood Commercial allows for small-scale, limited impact retail and office uses in close proximity to residential areas. In addition to the zoning change, the Unified Development Code will require screening between the parking lot and the adjacent residential properties.

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.