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Date: June 29, 2016

To: Mayor Keil and the Seguin City Council

From: Pamela Centeno  
Director of Planning and Codes

RE: Zoning Change at GBRA and 205 S. Heideke (ZC 20-16)

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In reviewing the existing public zoned properties in Seguin, city staff identified that not all of the properties for the Guadalupe-Blanco River Authority (GBRA) Offices are zoned Public. A small portion of the area that is accessed from Nolan Street is zoned Single-Family Residential. In addition, an area to the west of GBRA that was previously used as a secondary access across a private lot is still zoned Public. The existing use of the property is residential and the southern portion of the tract is zoned Single-Family Residential (R-1). Since the access has been closed and gated it is appropriate for the northern portion of the lot to be rezoned to R-1, consistent with the existing use of the property.

Following a public hearing on the zoning change, the Commission voted to recommend approval of the zoning change to Public and Single-Family Residential. Attached please find copies of the Staff Report, maps showings the affected parcels, the Final Report of the Commission, and the Ordinance for the zoning changes.