

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 02-19 (110 W. Weinert)**
Request to change zoning from Commercial to Neighborhood Commercial

Date: February 25, 2019

The property at 110 W. Weinert 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 adjacent commercial tracts that front N. Austin Street. This property, however, fronts W. Weinert Street, adjacent to a number of other existing Single-Family Residential homes. The property owner is requesting to rezone the property to Neighborhood Commercial, which allows either a single-family home or a 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 commercial uses in the future. Considering that the lot is located in between a residential area to the west and the commercial area fronting Austin Street to the east, staff finds that a zoning change to Neighborhood Commercial is appropriate.

Staff presented a favorable recommendation to the Planning and Zoning Commission on February 12, 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.