

# City of Seguin

Planning/Codes Department

## *Memorandum*

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**Date:** August 25, 2015  
**To:** Mayor Keil and the Seguin City Council  
**From:** Pamela Centeno  
Director of Planning/Codes  
**RE:** Zoning Change Request for 1505 Lucille Street – (ZC 20-15)

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The subject parcels included in this request are located at 1505 Lucille Street. The majority of the property is currently zoned Pre-Development with a small portion zoned Commercial. City staff began the rezoning process for the Pre-Development portion in conjunction with the other groups being rezoned, proposing Single-Family Residential. The property owner requested to be withdrawn to pursue a zoning request to increase the Commercial-zoned portion and zone the remainder of the tract to Duplex-2.

Staff finds that the Duplex zoning will provide a suitable buffer between the residential development to the north and the existing commercial uses to the south. Staff also finds that the extension of the Commercial zoning is also appropriate as the existing businesses have frontage on Kingsbury Street. Staff presented their favorable recommendation for the zoning change during the public meeting held on August 11, 2015.

Following a public hearing, the Planning and Zoning Commission voted to recommend approval of staff's recommendations. Attached please find copies of the Staff Report, Final Report of the Commission, and the Ordinance for the zoning changes.