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**Date:** March 27, 2015  
**To:** Mayor Keil and the Seguin City Council  
**From:** Pamela Centeno  
Director of Planning/Codes  
**RE:** Zoning Change Request –201 E. Pine (ZC 01-15)

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On March 10, 2015, the Planning and Zoning Commission heard a request for a zoning change from Single-Family Residential to Commercial for the property located at 201 E. Pine. The site is approximately 0.35 acres located near the intersection of Kingsbury and Austin Streets.

The property is vacant and is under the same ownership as the properties immediately to the west and south. The property owner has requested a change to Commercial to allow future development of the site in conjunction with the adjacent properties already zoned Commercial. Staff presented a favorable recommendation to the Commission, finding the proposed use compatible with the surrounding developed areas.

Following a public hearing, the Planning and Zoning Commission voted to recommend approval of the change from R-1 to C. Attached please find copies of the Staff Report, Final Report of the Commission, and the Ordinance for the zoning change.