

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 27-18 (515 & 517 Dibrell Ave.)**
Request to change zoning from Commercial to Single-Family Residential

Date: January 8, 2019

A zoning change request was received on Dibrell Ave. for a property just west of Guadalupe Street. The property was zoned Commercial when zoning was adopted in 1989. There are two single-family homes on the property that were existing when the property was zoned. One of the homes has lost its legal nonconforming status due to vacancy and cannot be occupied until the property is brought into conformance with local zoning regulations. The property owner is proposing to rezone the property to Single-Family Residential and subdivide the property into two separate lots, which will bring the properties into conformance with zoning. The proposed zoning is consistent with the residential areas immediately to the north and west of the property.

Staff presented a favorable recommendation to the Planning and Zoning Commission on December 11, 2018. 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.