

Memorandum

Date: April 13, 2016
To: Mayor Keil and the Seguin City Council
From: Pamela Centeno
Director of Planning and Codes
RE: Zoning Change Request for 1052 Tabernacle (ZC 16-16)

This case is one of the two final rezonings associated with the elimination of the Office-Professional (O-P) and Retail (R) zoning districts. The property at 1052 Tabernacle Street was rezoned to Retail in 2010 in order to build a parking lot for their commonly owned lot to the north. Parking lots were allowed with a Specific Use Permit in the Retail district but are not allowed in the new Neighborhood Commercial District. In order to build a parking lot, a zoning change to Commercial would be required.

Evaluating the surrounding uses and zoning districts, staff finds that a Commercial zoning designation at this location could negatively impact the surrounding residences and therefore recommends Neighborhood Commercial. While the property owner will not be allowed to build a parking lot with the proposed zoning, there is a possibility of extending the driveway from their adjacent tract to the north through this property for a secondary access to the existing business. A zoning designation of Neighborhood Commercial also allows the flexibility of building a single-family dwelling on this lot, which is consistent with the other residential structures on Tabernacle Street.

The recommendation from Retail to Neighborhood Commercial (NC) was presented to the Planning and Zoning Commission on April 12, 2016. While the City is the applicant, the property owner is also in favor of this change. Following a public hearing, the Planning and Zoning Commission voted to recommend approval of staff's recommendation to NC. Attached please find copies of the Staff Report, Final Report of the Commission, and the Ordinance for the zoning change.