

# *Memorandum*

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**Date:** February 24, 2016  
**To:** Mayor Keil and the Seguin City Council  
**From:** Pamela Centeno  
Director of Planning and Codes  
**RE:** Zoning Change Request – (ZC 03-16)

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This case is the continuation of the rezonings associated with the adoption of the Unified Development Code. Two zoning districts (Office-Professional and Retail) were consolidated into one new district, Neighborhood Commercial.

ZC 03-16 is Group 6B. The nine parcels in Group 6B were rezoned as either Office-Professional or Retail, except for Prop Id# 51208 (which has retained its original zoning from 1989). Staff has evaluated the parcels in Group 6B with consideration of the current land uses, property owners' input, any previous zoning change request, physical features (such as floodplain and proximity to major roads) and the Future Land Use Plan as adopted in the 2008 Comprehensive Master Plan.

Staff recommended to the Planning and Zoning Commission during their regular meeting on February 9, 2016 that the parcels in Group B be rezoned to Neighborhood Commercial.

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