

## MEMORANDUM

**To:** City of Seguin Mayor and Council Members  
Steve Parker, City Manager

**From:** Pamela Centeno, Director of Planning & Codes

**Through:** Rick Cortes, Deputy City Manager

**Subject:** **ZC 11-22 (1700 Blk of W Court & W Kingsbury)**  
**Zoning Change from Commercial to Neighborhood Commercial**

**Date:** June 30, 2022

A request for a zoning change has been submitted to the City of Seguin to rezone 1.5 acres of land located near the intersection of W. Kingsbury and W. Court Street. The subject properties, as well as the adjacent properties, are currently zoned Neighborhood Commercial and Commercial. The property owner has requested to rezone the Commercial-zoned area to Neighborhood Commercial. Staff evaluated the zoning request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- In the Future Land Use Plan the area is identified within the Town Approach. Single-Family Residential and Commercial uses are allowed within Neighborhood Commercial zones. Both land uses are recommended within the Town Approach.
- The area between W. Kingsbury and W. Court Streets is developed for a mix of residential and commercial uses. Neighborhood Commercial zoning is consistent with both the existing surrounding uses and the surrounding zoning districts.
- Access to the area is from W. Kingsbury or W. Court, both TxDOT roads.

Staff presented their findings to the Planning and Zoning Commission on June 14, 2022. Following the public hearing, the Commission voted to recommend approval of the zoning designation to Neighborhood Commercial. Attached please find copies of the Staff Report, map exhibit showing the affected area, Final Report of the Commission, and the proposed Ordinance for the zoning designation.