

## 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 03-24A (216 E. College)  
Zoning Change from Public (P) to Neighborhood Commercial (NC)

**Date:** October 28, 2024

The City of Seguin received a zoning change request for the property located at 216 E. College, which is the site of the Mary B. Erskine school building. The property, previously owned by Seguin ISD, is privately owned and proposed for redevelopment. The lot comprises an entire city block. It is approximately 4 acres in size and is located just outside the designated Downtown Historic District. At this time the property owner is requesting to change the zoning from Public to Neighborhood Commercial to expand the potential land uses allowed on the property. There are no specific plans yet for redevelopment of the site. Staff evaluated the zoning request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The property is located within the Downtown Core of the Future Land Use Plan, which recommends neighborhood commercial land uses that are similar in scale and form to other downtown tracts. The Downtown Core district prioritizes pedestrian-friendly designs.
- The lot is on the edge of the commercial tracts that front Austin Street. The areas to the north, south, and east are zoned for and occupied by single-family residential uses.
- The property can be accessed from N. River, E. Krezdorn, N. Milam, and E. College streets.
- The Downtown Core Future Land Use district expands beyond the designated Downtown Historic District. Since this property is outside the Downtown Historic District, off-street parking will be required for the future use of this site.

Staff presented their findings to the Planning and Zoning Commission on October 8, 2024. Following the public hearing, the Commission voted to recommend approval of the zoning change request. Attached please find copies of the Staff Report, map exhibits showing the affected area, Final Report of the Commission, and the proposed Ordinance for the requested zoning change.