

MEMORANDUM

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

From: Pamela Centeno, Director of Planning & Codes

Through: Rick Cortes, Assistant City Manager

Subject: **ZC 04-20 (1711 N. Austin)**
Zoning Change from Neighborhood Commercial to Commercial

Date: April 29, 2020

A zoning change request has been received for the property at 1711 N. Austin Street. The site is the old fire station owned by the City of Seguin, which is currently under contract for sale to a new owner for a proposed distillery. A distillery is not allowed within the existing zoning district, thus a zoning change to Commercial is necessary for the proposed development. A strip of the southern portion of this property will be retained by the City of Seguin and will ultimately be created as a public street that will connect to the existing street to the east. The buyer of this property is also purchasing an additional 0.537 acres to the east of the old fire station to increase the size of the development and provide off-street parking, outdoor seating and entertainment, and future building additions for the distillery. A zoning change request for this additional property (ZC 06-20) is also on the Council's agenda for consideration.

Staff presented a favorable recommendation to the Planning and Zoning Commission on April 14, 2020. Following a public hearing, the Commission voted to recommend approval of the zoning change request to Commercial. At the same meeting, the Commission conditionally approved a Specific Use Permit for the proposed distillery. 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.