

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 27-21 (402 Michna St.)
Zoning Change from Commercial to Single-Family Residential

Date: November 28, 2021

A request for a zoning change has been submitted to the City of Seguin for the property located at 402 Michna St. The property was zoned Commercial in 1989 when zoning was first adopted. The house on the lot was existing when zoning was established and has been grandfathered for residential use for over thirty years. This property is small and does not have frontage on Kingsbury Street. The new owner of the home is proposing to renovate the home for residential use, which is consistent with the neighborhood directly to the south.

Staff presented a favorable recommendation to the Planning and Zoning Commission on November 9, 2021. Following a public hearing, the Commission voted to recommend approval of the zoning change request. 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.