

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 31-21 (515 Koepsel St.)
Zoning Change from Single-Family Residential to Neighborhood
Commercial

Date: November 28, 2021

A request for a zoning change has been submitted to the City of Seguin for the property located at 515 Koepsel St. The commercial building on the property was grandfathered and most recently utilized as a dance studio, which was operated for many years. The building has recently been vacated and the land use is no longer grandfathered. The applicant has requested a zoning change to Neighborhood Commercial, which allows various types of small scaled, limited impact commercial, retail, and office uses. Considering the current development of the site for commercial uses including the existing structure and the parking lot, the applicant is proposing to continue the use as of this property as non-residential.

New commercial uses to this site will be required to meet the City's off-street parking requirements. The size of the lot (0.18 acres) combined with the off-street parking requirements will limit the types of land uses allowed for occupancy at this location, which will assist in ensuring that only neighborhood-friendly uses with low-impact traffic will be permitted at this site.

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.