

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 24-22 (3031 N. Austin)
Zoning Change from Public to Commercial

Date: December 22, 2022

The applicant for this property is the property owner, the City of Seguin. The property is zoned Public. City staff is proposing a zoning change to Commercial as it would allow for a wider range of development options if and when the property is sold. The existing single-family home on the property is vacant. If the property is rezoned to Commercial, the current or future property owner could apply for a Specific Use Permit to allow use of the home as such until commercial development occurs. Staff evaluated the proposed zoning change based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The property is located within the Town Corridor district on the Future Land Use Plan. Commercial is a recommended land use within this district.
- The zoning in the area is mixed, with residential to the north, commercial and public to the west, and industrial to the east. The existing development to the west, south, and east is compatible with future commercial land uses for this site. The City of Seguin's Utilities Operations Center is directly adjacent to this tract. There are a few existing single-family homes to the north, across Stempel Rd, with a multi-family development under design for the area north of the existing homes.
- The property fronts N. Austin Street and Stempel Road. Future access and driveways will be regulated by TxDOT and the City of Seguin.

Staff presented their findings to the Planning and Zoning Commission on December 13, 2022. Following the public hearing, the Commission voted to recommend approval of the zoning change to 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 change.