

## MEMORANDUM

**To:** City of Seguin Mayor and Council

**From:** Pamela Centeno, Director of Planning & Codes

**Subject:** Zoning Change for 1231 E. Kingsbury (ZC 21-16)

**Date:** July 27, 2016

This request has been submitted by Seguin ISD for the parking lot surrounding the Arlan's Market located at 1231 E. Kingsbury. The lot is owned by Seguin ISD but the building where Arlan's is located is zoned commercial. The remainder of the lot, which houses the school district's offices, is zoned Public. The area around Arlan's that is identified on the attached maps is the parking and loading area for the grocery market. This area is also zoned Public, which does not reflect the current use. Since Seguin ISD leases out the building and parking area for retail/commercial uses, a change to Commercial zoning would be more appropriate than the existing Public zoning. The school has been approached by a drive-thru coffee shop interested in locating in this area, but the discussions are preliminary and no agreements have been formalized to date. Regardless of any discussions with specific prospects, the school district is requesting to rezone the property to reflect the current commercial use of the parking and loading areas.

Given the existing use of the area and the existing access from adjoining public roads, staff recommends approval of the request. Following a public hearing on the zoning change at the July 2016 Planning and Zoning meeting, the Commission voted to recommend approval of the zoning change to Commercial. Attached please find copies of the Staff Report, a map showing the affected area, the Final Report of the Commission, and the Ordinance for the zoning change.