

## MEMORANDUM

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

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

**Subject:** Zoning Change to Commercial for 210 Gravel St. (ZC 25-16)

**Date:** September 16, 2016

A zoning change request has been submitted for the property located at 210 Gravel Street. The property was zoned Single-Family Residential (R-1) in 1989 when zoning was first adopted. The structure (a commercial warehouse) was existing in 1989 and became a legal nonconforming structure/use. The structure itself (including setback encroachments and impervious cover limits) is still a legal nonconforming structure, but the legal use of the warehouse for commercial industry expired following six months of vacancy (UDC Section 1.3.1). Use of the structure for anything other than Single-Family Residential requires a zoning change.

The property has been vacant for many years. The new property owner is requesting to rezone the property to Commercial to reflect the functionality of the existing building. Since this lot has an existing commercial structure and is directly adjacent to a commercial area to the south, staff finds that a zoning change to Commercial would be appropriate. The residential lots to the north are screened from the parking lot by either a privacy fence or the building itself. In addition, screening requirements are in place in the UDC to ensure a buffer is maintained between this lot and the R-1 lots adjoining it.

Staff presented a favorable recommendation to the Planning and Zoning Commission on September 13, 2016. No comments were received from neighboring property owners by mail or during the public hearing. The Commission voted to recommend approval of the zoning change request to Commercial. Attached please find copies of the Staff Report, map exhibits showing the affected area, the Final Report of the Commission, and the Ordinance for the zoning change.