

MEMORANDUM

To: City of Seguin Mayor and Council

From: Pamela Centeno, Director of Planning & Codes

Subject: Zoning Change to Single-Family Residential for ZC 26-16

Date: November 28, 2016

Staff has continued to evaluate the existing zoning map of the City of Seguin to identify areas that are not zoned consistently with the existing and historical land uses of the areas that surround them. The four properties located on the east side of N. Austin Street between Humphreys and Krezdorn streets are residential properties that were zoned commercial in 1989 when zoning was first adopted by the City of Seguin. More than twenty-five years later the land uses remain residential, which is consistent with the properties to the north, east, and west of the block. Staff is requesting to change the zoning of this block from Commercial to Single-Family Residential to be consistent with the existing land uses.

Staff presented the request to the Planning and Zoning Commission on November 8, 2016. Following a public hearing, the Commission voted to recommend approval of the zoning change to Single-Family Residential. 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.