

MEMORANDUM

To: City of Seguin Mayor and Council

From: Pamela Centeno, Director of Planning & Codes

Subject: ZC 01-17 (Court, Terrell, and Camp Streets)

Date: February 14, 2017

In our continued efforts to revise and improve the current Zoning map, City staff has identified a number of properties split by different zoning districts. In some cases the zoning of a property into more than one zoning district serves a very specific purpose and provides great benefits. In other cases it divides the property into competing zoning districts that often make full use of the property impractical. During the original 1989 zoning process many properties fronting major streets were zoned commercial in front with strips of residential remaining in the rear portions of the lots. Staff has identified five properties on Court, Terrell, and Camp Streets that have split zoning and are occupied by existing businesses.

Staff presented a request for rezoning to the Planning and Zoning Commission on January 10, 2017. During the meeting staff recommended rezoning all five properties to commercial for the entirety of the tracts. Based on public comment received during a public hearing held, the Planning & Zoning Commission recommended that only a portion of the property at 725 E. Court be rezoned to commercial in order to preserve the natural waterway behind the existing business. The Commission recommended approval of the zoning changes to commercial for the entirety of the remaining four properties. Attached please find copies of the Staff Report, map exhibits showing the affected areas, the Final Report of the Commission, and the Ordinance for the zoning change.