

## MEMORANDUM

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

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

**Subject:** ZC 06-17 (561 N. Heideke St.)

**Date:** March 27, 2017

A zoning change request has been submitted for the property located at 561 N. Heideke Street. The property is currently zoned Single-Family Residential (R-1) and is occupied by two vacant, dilapidated structures. The structures are currently on the Building and Standards Commission's list of unsafe structures. The property was recently purchased by a new owner with the intent to demolish the existing structures and redevelop the site for multi-family residential. The owner has requested a zoning change to Multi-Family 2 (MF-2) which allows a maximum density of 12 residential units per acre.

Staff finds the proposed zoning change to Multi-Family 2 is compatible with the surrounding land uses and presented a favorable recommendation to the Planning and Zoning Commission on March 14, 2017. Following a public hearing, the Commission voted to recommend approval of the zoning change request as presented. Attached please find copies of the Staff Report, map exhibit showing the affected area, the Final Report of the Commission, and the Ordinance for the zoning change.