

MEMORANDUM

To: City of Seguin Mayor and Council Members
Douglas Faseler, City Manager

From: Pamela Centeno, Director of Planning & Codes

Through: Rick Cortes, Assistant City Manager

Subject: ZC 08-17 (1523 W. Court)

Date: April 25, 2017

A zoning change request has been submitted for the property located at 1523 W. Court Street. The property is zoned Commercial, but the residence located on the lot was existing at the time of zoning. Since the house was recently vacated for a period longer than six months, the grandfathered use of the structure as a residence expired. The applicant is requesting a zoning change to Neighborhood Commercial, which would allow the structure to be used as a single-family residence. The lot is bordered by Commercial zoning to the east and Neighborhood Commercial zoning to the west.

Staff finds the proposed zoning change to Neighborhood Commercial is compatible with the surrounding land uses and presented a favorable recommendation to the Planning and Zoning Commission on April 11, 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.