

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 01-18 (116 W. Krezdorn)**
Request to rezone property from Commercial to Single Family Residential (R-1)

Date: January 30, 2018

A zoning change request has been received to rezone the property located at 116 W. Krezdorn Street to Single-Family Residential (R-1). The property is currently zoned Commercial. The dwelling on the lot was existing at the time zoning was adopted in 1989, therefore it is a legal non-conforming use that is grandfathered. The property owners are not allowed to make building additions or add new structures to the site unless the property is rezoned to a residential zoning district.

The Comprehensive Plan identifies this property in the Town Core area. Residential uses are acceptable in the Town Core, especially in areas already developed as neighborhoods. Considering the Comprehensive Plan, the surrounding zoning districts and land uses, and the existing dwelling on the property City staff presented a favorable recommendation to the Planning and Zoning Commission on January 9, 2018. Following a public hearing, the Commission voted to recommend approval of the zoning change request. 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.