

## 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 07-18 (1124-B E. Kingsbury)**  
**Zoning Request to Neighborhood Commercial**

**Date:** May 29, 2018

A zoning change request has been submitted for the property located at 1124-B E. Kingsbury Street. The property was zoned Commercial during the initial zoning of the City of Seguin in 1989. The existing residence on the lot is a legal non-conforming use. A change in the use of the dwelling or the vacancy of the structure for a period more than 6 months would void the legal non-conforming use. The property owner has requested a zoning change to Neighborhood Commercial (NC) to make the existing house a conforming land use. This would still allow for future conversion to commercial, retail or office uses as allowed in the NC zoning district. The property is a flag lot with 22' of frontage on Kingsbury St., which provides just enough room for the existing driveway. The area to the north of the property is zoned MF-3 for a future multi-family development. Given the surrounding land uses and zoning categories, a zoning designation of NC is appropriate for this lot.

The Comprehensive Plan recommends both single-family residential and low impact commercial uses in the Central Township district. Staff presented a favorable recommendation to the Planning and Zoning Commission on May 8, 2018. 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.