

## 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 25-18 (1315 N. San Marcos)**  
**Request to change zoning from Commercial to Neighborhood Commercial**

**Date:** November 28, 2018

The property at 1315 N. San Marcos is currently zoned Commercial. The residence on the lot was existing when zoning was adopted in 1989, but the lot was zoned commercial due to its proximity to Kingsbury Street and adjacent commercial buildings. The property owner is requesting to rezone the property to Neighborhood Commercial, which allows either a single-family home or a commercial use. Changing the zoning to Neighborhood Commercial would make the residence a conforming land use while still allowing the redevelopment of the lot for commercial uses in the future. Considering that the lot is located in between a residential area to the north and the commercial area fronting Kingsbury Street to the south, staff finds that a zoning change to Neighborhood Commercial is appropriate.

Staff presented a favorable recommendation to the Planning and Zoning Commission on November 13, 2018. Following a public hearing, the Commission voted to recommend approval of the zoning change designation proposed by City staff. 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.