

## MEMORANDUM

**To:** City of Seguin Mayor and Council Members  
Steve Parker, City Manager

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

**Through:** Rick Cortes, Assistant City Manager

**Subject:** **ZC 26-19 (312 W. Mountain)**  
**Zoning Change from Single Family Residential-1 to Neighborhood Commercial**

**Date:** January 28, 2020

A zoning change request has been received from the property owner of 312 W. Mountain Street. The owner is proposing to operate a tea room on the first floor of the home located on the lot. The zoning ordinance allows mixed use buildings in Neighborhood Commercial zoning districts in which a commercial business can operate on the first floor of the structure with the second story utilized as a residence. There are numerous mixed use buildings in Seguin with the majority of them located within the downtown historic district. This site is located just west of the downtown historic district. The 0.39-acre lot is a double-frontage lot with primary access taken from Mountain Street. The site is adjacent to school and church facilities that are zoned Public. There is a residential neighborhood to the north of this site. Staff finds the proposed zoning change to Neighborhood Commercial compatible with the surrounding zoning districts and land uses.

Staff presented a favorable recommendation to the Planning and Zoning Commission on January 14, 2020. Following a public hearing, the Commission voted to recommend approval of the zoning change request to Neighborhood Commercial. 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.