

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 10-20 (1064 Tabernacle)**
Request to change zoning from Commercial to Single-Family Residential

Date: August 25, 2020

A zoning change request was received for a small lot on Tabernacle Street that is currently zoned Commercial. The property was zoned Commercial when zoning was first adopted by Seguin in 1989. The existing two-story commercial structure was constructed prior to 1989. The applicant is proposing to convert the existing structure into a single-family residence.

Tabernacle is a short street that extends for only one block, from Cherry Street to King Street. Most of the lots along Tabernacle are zoned R-1. This small lot does not meet the minimum lot dimensions for any of the City's zoning districts. Considering its small size, use of the lot for commercial land uses is limited as it is difficult to accommodate off-street parking needs for commercial uses. Staff finds that a single-family residential use for this lot as proposed is compatible with the surrounding zoning and land uses.

Staff presented a favorable recommendation to the Planning and Zoning Commission on August 11, 2020. 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.