

MEMORANDUM

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

From: Pamela Centeno, Director of Planning & Codes

Through: Rick Cortes, Deputy City Manager

Subject: **ZC 19-20 (2011 & 2015 Stockdale Hwy)**
Request to change zoning from Single Family Residential to Commercial

Date: December 28, 2020

The owner of the two lots located at 2011 and 2015 Stockdale Hwy has requested a zoning change to Commercial for the properties. The two lots are the site of a vintage Victorian home located on the Guadalupe River, across from the bridge at the Saffold Dam. The combined acreage of the two properties is approximately 5 acres. The owner is proposing commercial zoning in order to provide a tourist attraction for the community. Some of the uses being considered by the property owner are an event venue, outdoor music venue, or craft fair.

The site is located on a major thoroughfare near Starcke Park and commercial developments, including the Power Plant Texas Grill. There are also three existing residences adjacent to the site. A zoning change to Commercial would allow a number of commercial uses to be developed next to the existing residences. For this reason, staff recommended the Commission take into consideration any input from neighboring homeowners while considering the compatibility with the existing commercial properties that are also adjacent to the site.

The Commission held a public hearing, but no public comment was received during the hearing. Staff did not receive any written responses from property owners within 200' of the properties that were notified of the proposed zoning change. Following the public hearing and a discussion on the proposed zoning, the Commission voted to recommend approval of the zoning change to 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.