

## 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 20-21 (1214 N. Milam)**  
**Zoning Change from Commercial to Single-Family Residential**

**Date:** September 27, 2021

A request for a zoning change has been submitted to the City of Seguin for the property located at 1214 N. Milam. The property was zoned Commercial in 1989 when zoning was first adopted. The remaining properties within the same block that are zoned Commercial have frontage on Kingsbury Street. This property only has frontage and access to Milam Street, a minor local street. The house on the lot was existing when zoning was established and has been grandfathered for residential use for over thirty years. The new owner of the home is proposing to renovate the home for residential use, which is consistent with the neighborhood directly to the south.

Staff presented a favorable recommendation to the Planning and Zoning Commission on September 14, 2021. Following a public hearing, the Commission voted to recommend approval of the zoning change request. 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.