

# *Memorandum*

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**Date:** February 24, 2016  
**To:** Mayor Keil and the Seguin City Council  
**From:** Pamela Centeno  
Director of Planning and Codes  
**RE:** Zoning Change Request for 12.32 acres at 107 Reilley Rd – (ZC 01-16)

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The majority of the site is naturally vegetated. There are four existing residential structures- two located along the riverfront and two fronting Reiley Rd. While the property is located within the floodplain, the City of Seguin does not restrict development as long as all FEMA requirements are followed. Requiring this parcel to remain A-R would prevent any additional development on the site. The Comprehensive Plan recommends commercial development at this location. Considering this, along with the existing surrounding land uses and the surrounding zoning districts, staff finds that commercial zoning is appropriate for this property and made a favorable recommendation to the Planning and Zoning Commission during their regular meeting on February 9, 2016.

Following a public hearing, the Planning and Zoning Commission voted to recommend approval of staff's recommendation. Attached please find copies of the Staff Report, Final Report of the Commission, and the Ordinance for the zoning change.