

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 06-20 (0.537 acres east of and adjacent to 1711 N. Austin)**
Zoning Change from Industrial to Commercial

Date: April 29, 2020

A zoning change request has been received for 0.537 acres of land located east of and adjacent to the property located at 1711 N. Austin. The site is currently vacant and is a portion of a larger tract with Property ID 22487. The buyer of this property is also purchasing the property at 1711 N. Austin (the old fire station) from the City of Seguin and plans to develop the tract for a distillery. The property is currently zoned Industrial and the request is to zone the property to Commercial consistent with the zoning change for the property at 1711 N. Austin St. (ZC 05-20), which is also on the Council's agenda for consideration.

Staff presented a favorable recommendation to the Planning and Zoning Commission on April 14, 2020. Following a public hearing, the Commission voted to recommend approval of the zoning change request to Commercial. At the same meeting, the Commission conditionally approved a Specific Use Permit for the proposed distillery. 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.