



Memorandum

Date: April 15, 2015
To: Mayor Keil and the Seguin City Council
From: Pamela Centeno
Director of Planning/Codes
RE: Zoning Change Request – 900 Blk of E. Seideman St.
ZC 05-15 for Prop. ID 41327 and ZC 06-15 for Prop. ID 41321

On April 14, 2015, the Planning and Zoning Commission heard requests for zoning changes from Light Industrial to Industrial for two adjacent lots located in the 900 blk of E. Seideman Street (approximately 2.44 acres and 3.202 acres). The applicant is requesting to rezone the properties for outdoor storage in conjunction with a recycling facility that will be located in the existing building at 1600 N. King Street. The two tracts are currently vacant and are located in an area surrounded by other industrial land uses. The warehouse located at the corner will remain Light Industrial and will serve as a buffer between the outdoor storage and the property owners on the east side of King Street. In addition, the applicant will be required to screen the storage from the adjoining right-of-way with adequate screening (landscaping or privacy fence).

Considering the existing uses in the area, the original intent of the platted subdivision for industrial use of the lots, and the use of the existing warehouse as a buffer, staff made a favorable recommendation of the request.

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