



Memorandum

Date: July 29, 2015
To: Mayor Keil and the Seguin City Council
From: Pamela Centeno
Director of Planning/Codes
RE: Zoning Change Request – (ZC 14-15)

The subject parcels included in this request are located south of the Rio Nogales Plant along Guadalupe Street. The combined total of the area is approximately 60.14 acres. Part of the property is currently zoned Pre-Development with the remainder zoned Single-Family Residential. City staff began the rezoning process for the Pre-Development portion in conjunction with the other groups being rezoned. When notices were sent out, the property owner decided that he would like to request that the entire tract be rezoned to Light Industrial.

These parcels are vacant and are being used for agricultural purposes. The surrounding area is mostly vacant with the exception of a few residences, the power plant, and the railroad to the south. The manufacturing plants for Siro and Niagara are proposed for the sites to the west of Eighth Street. To the north of the properties is the power plant and a vacant Light Industrial tract. Staff finds rezoning these properties to Light Industrial compatible with the current zoning of surrounding properties. Staff presented their favorable recommendation for the zoning change to Light Industrial during the public meeting held on July 14, 2015.

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