

MEMORANDUM

To: City of Seguin Mayor and Council Members
Douglas Faseler, City Manager

From: Pamela Centeno, Director of Planning & Codes

Through: Rick Cortes, Assistant City Manager

Subject: **ZC 01-19 (2050 Eighth St.)**
Request to change zoning from Light Industrial to Industrial

Date: February 25, 2019

The Seguin Economic Development Corporation (SEDC) submitted a zoning change request for the property they own at 2050 Eight Street. The property is located at the corner of IH 10 and Eighth Street, just north of the Niagara facility. It is currently zoned Light Industrial. The property is undeveloped and is located just west of the Rio Nogales Power Plant, which is zoned Industrial. Given the proximity of the surrounding zoning districts and land uses, staff finds a zoning change to Industrial would be consistent with surrounding development. Development on the property will be required to meet the regulations for properties within the IH 10 Overlay District as well as the site development standards adopted in the Unified Development Code.

Staff presented a favorable recommendation to the Planning and Zoning Commission on February 12, 2019. Following a public hearing, the Commission voted to recommend approval of the zoning change designation proposed by City staff. 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.