

## 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 17-17 (700 Blk of Grein Place)**

**Date:** July 25, 2017

A zoning change request has been submitted by the Seguin Economic Development Corporation to change the current Commercial Zoning designation to Light Industrial for the property located in the 700 block of Grein Place. The property is located at the dead end of Grein Place, which can only be accessed from the IH 10 frontage road. The site is located in the Town Corridor District. The Comprehensive Plan recommends Light Industrial in this district subject to the review of surrounding land uses and compatibility. This is an area of little development with farmland on three sides of the property. As the site doesn't have direct access to IH 10, it is not highly favorable for commercial development. The primary activities for light industrial uses take place indoor, unlike heavy industrial uses.

Staff presented a favorable recommendation to the Planning and Zoning Commission on July 11, 2017. Following a public hearing, the Commission voted to recommend approval of the zoning change request as presented. 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.