City of Seguin

Planning/Codes Department

Memorandum

Date: **September 28, 2015**

To: **Mayor Keil and the Seguin City Council**

From: **Pamela Centeno**
Director of Planning/Codes

RE: **Zoning Change Request – (ZC 22-15)**

With the adoption of the Unified Development Code, the Pre-Development and Mixed zoning districts became obsolete, therefore the City of Seguin is rezoning all properties in these districts. The rezoning process for these properties started in May. On September 8, 2015 the Planning and Zoning Commission held public hearings for three more groups.

ZC 22-15 is Group 4A. A rezoning packet was mailed to the affected property owners in May. The packet included maps, the land use matrix, lot standards, and frequently asked questions on the UDC and related rezoning issues. The property owners were asked for their input in the rezoning process in regards to the property's existing use and future plans. The property owners were also invited to one of two open houses, held on May 16 and May 22, 2015.

Staff evaluated the parcels in Group 4A with consideration of the current land uses, property owners' input, physical features (such as floodplain and proximity to major roads) and the Future Land Use Plan as adopted in the 2008 Comprehensive Master Plan. Staff presented their recommendations for the affected properties during the public meeting held on September 8, 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.