



Memorandum

Date: March 27, 2015
To: Mayor Keil and the Seguin City Council
From: Pamela Centeno
Director of Planning/Codes
RE: Zoning Change Request –4001 US Hwy 90 East (ZC 04-15)

On March 10, 2015, the Planning and Zoning Commission heard a request for a zoning change from Agricultural Ranch to Commercial for approximately 11.94 acres for the property located at 4001 US Hwy 90 East and certain adjoining tracts as listed in the accompanying reports.

The property owner, AmeriTex Pipe & Products, is proposing to develop the site for commercial use. The AmeriTex concrete batch plant is located on the other side of US Hwy 90. In accordance with the Specific Use Permit for the site, the modular office located near the concrete batch plant is a temporary office that must be removed once a permanent office is built. The property owner plans to build the permanent office on the site located at 4001 US Hwy 90 East, which requires a zoning change to Commercial. Staff presented a favorable recommendation to the Commission, finding the proposed use compatible with the surrounding developed areas.

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.