

# City of Seguin

Planning/Codes Department

## *Memorandum*

---

**Date:** October 27, 2015  
**To:** Mayor Keil and the Seguin City Council  
**From:** Pamela Centeno  
Director of Planning/Codes  
**RE:** Zoning Change Request – (ZC 28-15)

---

The City of Seguin is completing the rezoning process for the properties previously zoned Pre-Development and Mixed. On October 13, 2015 the Planning and Zoning Commission held public hearings for groups 5A, 5B, and 5C.

ZC 28-15 is Group 5B. 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 two open houses, held on May 16 and May 22, 2015.

Staff evaluated the parcels in Group 5B 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 a recommendation to zone the five properties in group 5B to Neighborhood Commercial.

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.