



Memorandum

Date: June 10, 2015
To: Mayor Keil and the Seguin City Council
From: Pamela Centeno
Director of Planning/Codes
RE: Zoning Change Request – (ZC 08A-15)

On June 9, 2015, the Planning and Zoning Commission considered a zoning change from Pre-Development to Light Industrial for approximately 30.177 acres for the property located at 1730 Eighth Street. The property, owned by the Seguin Economic Development Corporation, is Lot 2A of the Rio Nogales Unit 1 Subdivision. The zoning change for this lot was considered in conjunction with 25 other parcels as part of ZC 08-15. All of the properties considered as part of ZC 08-15 are currently zoned Pre-Development. With the adoption of the Unified Development Code the Pre-Development zoning district became obsolete and the City of Seguin is rezoning all Pre-Development properties.

The property is a vacant, undeveloped tract located along Eighth Street. Due to the location of the City's detention ponds to the west and the railroad to the south, Eighth Street provides the only access to this property at this time. The proximity of the Power Plant, the railroad, and the future Siro manufacturing plant complement Light Industrial land uses. Staff presented a favorable recommendation to the Commission, finding the proposed use compatible with the surrounding developed areas.

Following a public hearing in which no public comment was received, the Planning and Zoning Commission voted to recommend approval of the change to Light Industrial. Attached please find copies of the Staff Report, Final Report of the Commission, and the Ordinance for the zoning change.