

MEMORANDUM

To: City of Seguin Mayor, Council Members, and City Manager
From: Pamela Centeno, Director of Planning & Codes
Through: Rick Cortes, Deputy City Manager
Subject: **ZC 17-25 (900 Block of IH 10 West- Prop ID 51493)**
Zoning Change from A-R to C
Date: July 29, 2025

Background

The City of Seguin received a zoning change request for a 2-acre portion of an undeveloped 30-acre tract located in the 900 block of IH 10 West. The majority of the property is zoned Commercial, with the northwestern corner of the tract zoned Agricultural Ranch. The tracts fronts Interstate 10. The applicant has requested a zoning change to Commercial for development of the tract for commercial use. Staff evaluated the zoning request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The property is located within the Commercial Corridor and Suburban Residential districts of the Future Land Use Plan. Commercial development of the property is proposed for the entirety of the site, which is approximately 30 acres. The majority of the 30-acre tract is located in the Commercial Corridor, which recommends regional commercial land uses.
- The property fronts and takes access from Interstate 10.

Action Requested

Staff is requesting action on the applicant's request to rezone the 2-acre portion of the property to Commercial.

Recommendation

Staff presented the zoning change request to the Planning and Zoning Commission on July 8, 2025. Following a public hearing the Commission voted 8-0-0 to recommend approval of the zoning change request to Commercial.

Attachments

- Final Report of the Planning & Zoning Commission
- ZC 17-25 Staff Report
- Map Exhibits of the Subject Property
- Draft Ordinance