

MEMORANDUM

To: City of Seguin Mayor and Council Members
Steve Parker, City Manager

From: Pamela Centeno, Director of Planning & Codes

Through: Rick Cortes, Deputy City Manager

Subject: **ZC 14-22 (SE corner of US 90 E. & IH 10 E.)**
Zoning Change from Agricultural Ranch to Commercial

Date: August 30, 2022

The City of Seguin received an application for a zoning change to Commercial for a property located at the southeast corner of US 90 East and IH 10 East. The site is approximately 8.28 acres and is currently undeveloped. Staff evaluated the zoning request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The property is located within the Regional Node district on the Future Land Use Plan. Commercial is a recommended land uses within this future land use district.
- The properties directly adjacent to the intersection are zoned for commercial and light industrial land uses, with a few undeveloped tracts zoned for agriculture. Existing commercial uses near this intersection include the County Justice of the Peace office and a mini-storage facility. There are two established residential subdivisions to the southeast of this property- Sunrise Acres and Deerwood Circle. Two of the residential lots in the Sunrise Acres subdivision back up to the lot proposed for commercial development.
- Access to this property will be from US 90 East.

Staff presented their findings to the Planning and Zoning Commission on August 9, 2022. Following the public hearing, the Commission voted to recommend approval of the zoning change to Commercial. Attached please find copies of the Staff Report, map exhibit showing the affected area, Final Report of the Commission, and the proposed Ordinance for the zoning change.