

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 22-22 (1800 Blk of Friesenhahn Rd)**
Zoning Change from Commercial to Industrial

Date: December 22, 2022

A request for a zoning change to Industrial has been submitted for a property located north of Friesenhahn Road. The property is currently zoned Commercial. Staff evaluated the zoning change request to Industrial based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The property is within the Regional Node district, which does not recommend Industrial land uses.
- The properties within the intersection of IH 10 and SH 46 are zoned Commercial. Existing land uses on developed properties include an engine repair shop, a Kubota (equipment) dealership, and a waste provider storage yard and office. Other commercial retail uses are located within the intersection. The site to the west is that of the proposed New Quest development, which has not yet been developed.
- This lot does not have frontage on a public road. Access is through other surrounding properties.
- The site was previously used as a borrow pit when IH-10 was being constructed.

Staff presented their findings to the Planning and Zoning Commission on December 13, 2022. The applicant made a presentation as well. Following a public hearing, the Commission voted to recommend denial of the zoning change request. 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. **An affirmative vote of at least three-fourths of the members of City Council is required to overrule a recommendation by the Commission that a proposed zoning change be denied.**