

MEMORANDUM

To: City of Seguin Mayor and Council

From: Pamela Centeno, Director of Planning & Codes

Subject: ZC 04-17 (1301 E. Kingsbury St.)

Date: March 21, 2017

A zoning change request has been submitted for the property located at 1301 E. Kingsbury. The property initially was zoned predevelopment in 1989 when zoning was first adopted, and then rezoned to Agricultural-Ranch as part of the UDC rezoning process in 2015. The 4.99-acre lot is currently in agricultural use. The applicant is requesting a zoning change to Planned Unit Development (PUD) to allow the site to be developed as self-storage.

Taking into consideration a variety of zoning districts in the surrounding area and the unique configuration of the lot, staff finds that the request to rezone to PUD suitable and recommends approval. Staff presented a favorable recommendation to the Planning and Zoning Commission on March 14, 2017. Three written comments in favor of the request were received from the public. Following a public hearing, the Commission voted to recommend approval of the zoning change request as presented. After acting on the zoning change request, the Commission voted to approve the General Land Use Plan allowing self-storage, which will become effective should Council choose to approve the zoning change to PUD.

Attached please find copies of the Staff Report, map exhibit showing the affected area, the Final Report of the Commission, and the Ordinance for the zoning change.