

MEMORANDUM

To: City of Seguin Mayor and Council Members
Douglas Faseler, City Manager

From: Pamela Centeno, Director of Planning & Codes

Through: Rick Cortes, Assistant City Manager

Subject: ZC 09-17 (IH 10 West at Huber Rd)

Date: April 25, 2017

A zoning change request has been submitted for the property located at the northwest corner of IH 10 West and Huber Rd. The property is currently zoned Agricultural-Ranch. The applicant is requesting a rezoning to Light Industrial to open the property up for future development. The property fronts IH 10 and Huber Rd, but the IH 10 frontage road currently being constructed along the north side of IH 10 will not extend into this property due to the location of the railroad.

The lot is located within a Regional Commercial Node. One of the primary zoning districts within the Regional Node is Commercial, but staff finds that the lack of a frontage road and direct access to the intersection limits the potential of this lot for commercial development. With the updated codes in the UDC that require more landscaping and screening than previous zoning regulations, staff finds that Light Industrial is a suitable alternative. Staff also finds that the masonry requirements in the IH 10 Overlay District will further protect the Corridor.

Staff presented a favorable recommendation to the Planning and Zoning Commission on April 11, 2017. Following a public hearing, the Commission voted to recommend approval of the zoning change request as presented. 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.