

## 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 05-21 (2090 US Hwy 90 East)**  
**Request to change zoning from Light Industrial to Industrial**

**Date:** March 29, 2021

A request has been submitted to the City to rezone the properties located at 2090 US Hwy 90 East to Industrial. The subject tracts are currently zoned Light Industrial, consistent with the properties to the east and west of the subject tracts. The properties to the south are zoned Single-Family Residential. The property owner has made the request for a zoning change for a potential buyer for a wood splitting operation.

In reviewing the appropriateness of a zoning change staff evaluates if the proposed zoning will be compatible with existing and permitted uses of surrounding properties. Staff also evaluates if the proposed zoning will have any adverse impacts on surrounding properties. Staff must consider all uses that are permitted in a zoning district when considering a zoning change. Some examples of land uses that would be allowed on the properties if they are rezoned to Industrial are as follows:

- Indoor Firing Range
- Outdoor Firing Range (w/ Specific Use Permit)
- Freight Terminal
- Auto Crushing Operation (w/ Specific Use Permit)
- Concrete Batch Plant (w/ Specific Use Permit)
- Petroleum Bulk Station or Terminal (w/ Specific Use Permit)
- Outside Recycling Center
- Salvage Yard
- Scrap Processing Operation

Staff is concerned that future impacts from the uses listed above could negatively impact the surrounding properties, especially the properties to the south that are zoned for and occupied by single-family homes.

Staff presented the request to the Planning & Zoning Commission on March 9, 2021. Citing the concerns noted above, staff recommended denial of the zoning change request. A public hearing was held and one neighboring property owner spoke in opposition of the zoning change request. The applicant was not present at the meeting. The Commission unanimously voted to recommend denial of the zoning change request. Per ordinance, the affirmative vote of three-fourths of all members of City Council are required to overrule a recommendation from the Commission to deny a zoning change request.