

## 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 18-23 (3965 E. US Hwy. 90)**  
**Zoning Change from Agricultural Ranch (A-R) to Commercial (C)**

**Date:** December 27, 2023

The City of Seguin received a zoning change request for the property located at 3965 E. US Hwy. 90. The 1.0-acre tract is currently zoned Agricultural Ranch. The property was annexed in 2002. An existing manufactured home was grandfathered with the original zoning. The property owner is proposing a change to Commercial zoning.

Staff evaluated the zoning request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The property is located within the Commercial Corridor district of the Future Land Use Plan. Commercial uses are recommended within this district.
- The properties to the east of this tract are also zoned Commercial. The property to the north, across the highway, is zoned Industrial. The properties to the west retain their original zoning designations of Agricultural Ranch.
- There are no existing driveways on US Hwy. 90 for this property. Previous access to this property was from an adjacent tract. Any newly proposed driveways to US Hwy. 90 will require approval from TxDOT.

Staff presented their findings to the Planning and Zoning Commission on December 12, 2023. Following the public hearing, the Commission voted to recommend approval of the zoning change request. Attached please find copies of the Staff Report, map exhibits showing the affected area, Final Report of the Commission, and the proposed Ordinance for the zoning change.