

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 07-22 (7817 IH 10 E)**
Request for a zoning designation to Commercial

Date: June 29, 2022

The City of Seguin recently annexed the property at 7817 IH 10 East into the city limits. The initial zoning of a property following annexation is established as Agricultural-Ranch. As this property has been developed, the City is requesting a zoning designation to Commercial. Staff evaluated the zoning request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- In the Future Land Use Plan the property is identified within the Portal Approachway which recommends greater aggregation of commercial land uses, especially within the IH 10 Corridor Overlay District.
- The surrounding properties are currently outside the city limits, with active development agreements. Development of surrounding properties would trigger voluntary annexation as well. This is an area of anticipated future commercial development. Existing uses are more rural in nature, including agricultural and sparsely populated residential.
- Access to the site is from the IH 10 frontage road, which requires TxDOT approval.
- A portion of the 17.72 acres has already been developed. There has not been a drainage study conducted for the property.
- The improvements to the site do not meet the City's development requirements and will be required to be brought into compliance.

Staff presented their findings to the Planning and Zoning Commission on June 14, 2022. The property owner did not attend the meeting. Following the public hearing, the Commission voted to recommend approval of the zoning designation to Commercial. 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 designation.