

Memorandum

Date: April 27, 2016
To: Mayor Keil and the Seguin City Council
From: Pamela Centeno
Director of Planning/Codes
RE: Zoning Change Requests in Greenspoint Development
ZC 13-16, 14-16, and 15-16

Three (3) zoning change requests have been submitted to modify the existing zoning district boundaries within the proposed Greenspoint development. The overall Greenspoint site is approximately 270 acres and extends from the railroad tracks along FM 78 to the intersection of SH 46 and Rudeloff Rd. The SH 46 frontage was zoned commercial to a depth of 500' from SH 46. The remainder of the development is zoned Single-Family Residential (R-1). The developer is requesting changes to three areas within the development. These requests are based on the lot configuration and land uses proposed by the developer. The overall conceptual layout is attached along with the Staff Report, Final Report of the Commission, and the Ordinances with map exhibits.

Staff presented a favorable recommendation to the Commission on April 12, 2016. Following a public hearing, the Planning and Zoning Commission voted to recommend approval of all three requests.