

City of Seguin

Planning/Codes Department

Memorandum

Date: October 27, 2015
To: Mayor Keil and the Seguin City Council
From: Pamela Centeno
Director of Planning/Codes
RE: Zoning Change Request for Rudeloff Rd – (ZC 31-15)

The subject property is located on Rudeloff Rd and is the proposed Village at Mill Creek Subdivision recently annexed into the city limits. The applicant is the developer of the Mill Creek Crossing development to the west and requested annexation of this property in order to develop a new residential development similar to Mill Creek Crossing. A zoning designation of Single-Family Residential 2 (R-2) has been requested for the proposed subdivision. R-2 is a new zoning district which allows reduced front setbacks with the requirement that sidewalks be built along the curb.

Considering the existing and proposed residential uses in this area of growth, staff found the proposed zoning to R-2 compatible with the surrounding areas and recommended approval to the Planning and Zoning Commission during the public meeting held on October 13, 2015.

Following a public hearing, the Planning and Zoning Commission voted to recommend approval of staff's recommendation. Attached please find copies of the Staff Report, Final Report of the Commission, and the Ordinance for the zoning change.