

## MEMORANDUM

**To:** City of Seguin Mayor, Council Members, and City Manager  
**From:** Pamela Centeno, Director of Planning & Codes  
**Through:** Rick Cortes, Deputy City Manager  
**Subject:** **ZC 15-24 (Huber Rd), Zoning Change from A-R & P to NC**  
**Date:** December 31, 2024

### Historical Background

The City of Seguin received a zoning change request for property located on Huber Rd, north of IH 10. The property is undeveloped and is approximately 19.907 acres. The property owner is requesting a zoning change to Neighborhood Commercial (NC). Staff evaluated the zoning request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The property is located within the Suburban Residential district of the Future Land Use Plan, which supports neighborhood-scaled commercial services that are compatible with adjacent residential neighborhoods. While the Future Land Use Plan supports neighborhood commercial land uses in this district, it does not recommend regional commercial uses.
- The surrounding properties are mostly agricultural in nature, with commercial and residential zoning on vacant tracts adjacent to this site.
- The property is accessed from Huber Rd.
- The proposed zoning allows for small scale and limited impact commercial and retail services that would provide supporting uses to the surrounding neighborhoods.

### Action Requested

Staff is requesting action on the property owner's request to rezone the subject property on Huber Road to Neighborhood Commercial.

### Recommendation

Staff presented the zoning change request to the Planning and Zoning Commission on December 10, 2024. Following a public hearing the Commission voted to recommend approval of the zoning change request.

### Attachments

- ZC 15-24 Staff Report
- Map Exhibits of the Subject Property
- Final Report of the Planning & Zoning Commission
- Draft Ordinance