



Memorandum

Date: July 9, 2014
To: Mayor Keil and the Seguin City Council
From: Pamela Centeno
Director of Planning and Codes
RE: Zoning Change Request – Greenspoint Development (ZC 08-14)

On July 8, 2014, the Planning and Zoning Commission heard a request for a zoning change from Agricultural-Ranch to Single-Family Dwelling District for the property located west of State Hwy 46 and south of Rudeloff Rd, also known as the Greenspoint Development. The area proposed for rezoning is approximately 215.9 acres and is located behind a strip of commercially-zoned property that fronts State Hwy 46. The applicant is proposing to build a minimum of 400 and a maximum of 1,000 single-family units. Prior to the zoning change request, the applicant entered into a development agreement with the City of Seguin. The development agreement was accepted by City Council on June 17, 2014.

According to the Future Land Use Plan, the properties are located in the Emergent Residential and Farm Districts. The Emergent Residential District is an area outside the city center that breaks from the common neighborhood forms. The intent of this district is to provide a place for a variety of standard residential development forms with more emphasis on environmental enrichment.

Following a staff report from City staff recommending approval of the request, a public hearing was held and the developer was present to answer questions. The Planning and Zoning Commission voted to recommend approval of the zoning change to Single-Family Dwelling District. Attached please find copies of the ordinance and accompanying documents for the zoning change request.