

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 02-23 (3900 Blk of SH 46 North)**
Zoning Change from Agricultural-Ranch to Commercial

Date: February 28, 2023

The City of Seguin received an application for a zoning change to Commercial for a portion of a property located in the 3900 block of SH 46 North. The applicant is requesting to rezone 18 acres of the 62-acre tract. The 18 acres is the frontage along SH 46 acres. The entire property is currently undeveloped. No immediate developments are specifically planned for the property at this time. Staff evaluated the zoning request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The property is located within the Town Approach Corridor district on the Future Land Use Plan. Commercial is a recommended land use within this district.
- The surrounding zoning is Single-Family Residential, Agricultural-Ranch, and Commercial. The proposed zoning is consistent with the commercial-zoned strip along the western frontage of SH 46 immediately to the south of this tract.
- The property fronts SH 46. There are no existing local streets connecting to SH 46. Future access and driveways will be regulated by TxDOT and the City of Seguin.

Staff presented their findings to the Planning and Zoning Commission on February 14, 2022. Following the public hearing, the Commission voted to recommend approval of the zoning change 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 change.