

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 37-21 (Northeast Corner of State Hwy 46 & Cordova Rd)**
Request to change zoning from Agricultural-Ranch to Commercial

Date: December 28, 2021

A request has been submitted to the City to rezone property that fronts State Hwy 46 at Cordova Rd. It is currently undeveloped with no existing structures on the property. Commercial uses are common along major arterials. The property is within the Town Approach district, in which commercial zoning is recommended and preferred. The proposed zoning is consistent with recent zoning changes along State Hwy 46 in an area of major growth.

Staff presented a favorable recommendation to the Planning and Zoning Commission on December 14, 2021. Following a public hearing, the Commission voted to recommend approval of the zoning change request to Commercial. Attached please find copies of the Staff Report, map exhibit showing the affected area, the Final Report of the Commission, and the Ordinance for the zoning change.