

## 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:** Request for Annexation by Property Owner located at 7817 IH 10 East;  
Approximately 17.72 acres (Prop ID: 174278)

**Date:** April 27, 2022

In 2021, Planning Staff conducted an update of signed development agreements, to include a 106.773 acre tract along IH 10 E. The property owner, who signed the original 2012 development agreement, divided the property into 6 tracts. City Staff executed development agreements for all 6 properties.

One of the new development agreements, for the property owned by Jessie Milam at 7817 IH 10 E, is in violation. Staff worked with the owner to develop the agreement specifically for this existing use and its associated issues. Section 2.a of the signed July 6, 2021 agreement states *"The Owner covenants and agrees that no later than six (6) months from the date of this agreement he will seek: (1) a building permit from either the City or Guadalupe County for the existing building on the Property; and (2) complete a drainage study and follow the City's procedures for having the study approved by the city engineer."* Staff contacted the property owner to inquire about the progress. He stated that he had hired a local engineer to conduct the study but has failed to produce a contract between him and the engineer.

Staff recommends approval of the request for annexation into the city limits of Seguin. Attached please find a copy of the Ordinance with exhibits identifying the area to be annexed as well as a copy of the July 2021 development agreement.