

MEMORANDUM

To: City of Seguin Mayor and Council Members
Steve Parker, City Manager

From: Helena Schaefer, Senior Planner

Through: Rick Cortes, Deputy City Manager

Subject: **ZC 07-21 (500 Blk of Continental Dr)**
Request to change zoning from Agricultural-Ranch to Single-Family Residential 2

Date: May 25, 2021

A request has been submitted to the City to rezone a 106.15 acre tract located on the 500 blk of Continental Dr, just west of two existing neighborhoods, Roy Rob Estates and Northern Trails. The property is currently in agricultural-ranch and can only be accessed from Continental Dr. With the development of this property as a single-family residential use, the developer will be responsible for the extension of Continental Dr as part of the Master Thoroughfare Plan. As well the extension of Stremmel St will be affected; right-of-way dedication will be provided for that extension. This is an area of high growth with development along Rudeloff Rd, Cordova Rd and FM 20. Rezoning this property to Single-Family Residential 2 would be compatible with existing and future residential uses.

Staff presented a favorable recommendation to the Planning and Zoning Commission on May 11, 2021. Following a public hearing, the Commission voted to recommend approval of the zoning change request to Single-Family Residential 2. 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.