

## MEMORANDUM

**To:** City of Seguin Mayor, Council Members, and City Manager  
**From:** Pamela Centeno, Director of Planning & Codes  
**Through:** Rick Cortes, Deputy City Manager  
**Subject:** **ZC 26-24 (North SH 46), Zoning Change from MF-3 to C**  
**Date:** January 27, 2025

### **Historical Background**

The City of Seguin received a zoning change request for property located at the southwest corner of North State Highway 46 and Pecan Parkway, being the 2600-2700 block of North State Hwy 46. The property is undeveloped and is approximately 16.207 acres. Two small portions of the property are already zoned Commercial, but the majority of the tract is zoned MF-3. The entire tract was zoned Commercial prior to a zoning change in 2022 for a proposed apartment development. The tract has not been developed. The property owner is requesting a zoning change back to Commercial for future commercial development. Staff evaluated the zoning request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The property is located within the Commercial Corridor district of the Future Land Use Plan, which supports commercial land uses.
- The surrounding properties that also front SH 46 are zoned commercial. The adjacent property to the west of the tract is zoned for single-family residential development.
- The property has frontage on State Highway 46, a TxDOT ROW.

### **Action Requested**

Staff is requesting action on the property owner's request to rezone the subject property to Commercial.

### **Recommendation**

Staff presented the zoning change request to the Planning and Zoning Commission on January 14, 2025. Following a public hearing the Commission voted to recommend approval of the zoning change request.

### **Attachments**

- ZC 26-24 Staff Report
- Map Exhibits of the Subject Property
- Final Report of the Planning & Zoning Commission
- Draft Ordinance