

## MEMORANDUM

**To:** City of Seguin Mayor and Council Members  
Douglas Faseler, City Manager

**From:** Pamela Centeno, Director of Planning & Codes

**Through:** Rick Cortes, Assistant City Manager

**Subject:** **ZC 05-19 (550 Brackenridge Lane)**  
**Request to change zoning from Public to Agricultural-Ranch**

**Date:** April 29, 2019

The property owner of the 146-acre tract of land located at 550 Brackenridge Lane purchased the property in 2018 from a non-profit agency. The site is the former site of the Guadalupe College and was owned by the non-profit agency at the time of annexation. The zoning designation of Public was adopted for the property in 2013. The current property owner is proposing to use the property for agricultural and ranch operations. His intentions are to raise cattle and produce hay. The owner has also expressed an interest in raising deer, but City ordinances currently prohibit keeping deer within the city limits.

Agricultural operations occur on other large tracts in the area. The surrounding areas are predominantly agricultural and residential in use. The FEMA floodplain traverses most of the southern portion of the property, which limits the ability to develop this property for other land uses. The current zoning designation was specifically adopted based on the non-profit status of the previous owner. Staff finds that agricultural uses including typical farming and ranching operations to be a suitable land use for this property.

Staff presented a favorable recommendation to the Planning and Zoning Commission on April 9, 2019. Following a public hearing, the Commission voted to recommend approval of the zoning change designation to Agricultural-Ranch. 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.