

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 12-18 (Ridge View Estates at FM 725 & IH 10)
Request to assign zoning designations of Commercial (C) and
Single Family Residential (R-2) to the newly annexed area**

Date: July 11, 2018

The City of Seguin recently annexed 185.29 acres of undeveloped land at FM 725 and IH 10 into the Seguin city limits. The voluntary annexation was a result of the property owners' submission of the Ridge View Estates plat on property in which an annexation agreement was signed. The annexation became effective on June 15, 2018. The City needs to establish zoning designations for the properties annexed.

The developer is proposing a single-family residential development with commercial tracts along the frontages of the state roadways. The commercial tracts total approximately 16.56 acres with the remaining 168.73 acres proposed for residential. City staff is recommending zoning designations of R-2 and C as requested by the developer.

City staff presented a favorable recommendation to the Planning and Zoning Commission on July 10, 2018. Following a public hearing, the Commission voted to recommend approval of the zoning change designation proposed by City staff. 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.