

Memorandum

Date: May 31, 2016
To: Mayor Keil and the Seguin City Council
From: Pamela Centeno
Director of Planning and Codes
RE: Zoning Change for portions of the Walnut Branch Hike & Bike Trail (ZC 11-16)

City staff has initiated a zoning change for the areas located along and adjacent to the Walnut Branch Hike & Bike Trail. The City of Seguin has acquired many parcels along Walnut Branch over the years, but the majority of the properties retain the original 1989 zoning of Single-Family Residential or Commercial. While City parks are allowed in all zoning districts staff recommends that the parcels be zoned to Public to better reflect the existing land use of the new trail system.

In addition to the City-owned parcels located along the trail, staff has identified a number of parcels along the trail owned by Texas Lutheran University (TLU) that are still zoned Single-Family Residential. Staff has contacted TLU directly and the proposed zoning change to Public meets the University's intended future use of the properties.

Following a public hearing on the zoning change, the Commission voted to recommend approval of the zoning change to Public. Attached please find copies of the Staff Report, maps showings the affected parcels, the Final Report of the Commission, and the Ordinance for the zoning changes.