

## 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 08-21 (1600 Blk of W Court)**  
**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 155.885 acre tract located on the south side of W Court St and along State Hwy 46 S near the City's Municipal Court. The owner is proposing a single-family residential development with access points from W Court St and State Hwy 46 N. The two parcels are located in the Emergent Residential future land use plan and is near single-family residential uses and zoning. This makes the rezone compatible with the zoning and uses in the area.

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.