

## 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 11-19 (Behal Lane & Martindale St)**  
**Request to change zoning from Commercial to Single Family Residential (R-1)**

**Date:** June 21, 2019

A zoning change request has been made for approximately 8 acres of land adjacent to the proposed Meadows of Martindale Subdivision on E. Martindale Street. The property, which is currently accessed by an unimproved alley, is located between the commercial development on IH 10 to the north and Patlan Elementary to the south. The applicant is proposing to extend new streets to the property from the adjoining proposed residential subdivision to the east. Considering the proximity of the school to the south and the proposed residential neighborhood to the east, staff finds single-family residential development appropriate. Traffic, drainage, access, and utilities will be addressed during the platting process.

Staff presented a favorable recommendation to the Planning and Zoning Commission on June 11, 2019. 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.