

MEMORANDUM

To: City of Seguin Mayor and Council Members
Steve Parker, City Manager

From: Pamela Centeno, Director of Planning & Codes

Through: Rick Cortes, Deputy City Manager

Subject: **ZC 05-22 (3226 N. State Hwy 123 Bypass)**
Zoning Change from Agricultural-Ranch to Commercial

Date: April 26, 2022

The City of Seguin received an application for a zoning change for the undeveloped tracts located along N. State Hwy 123 Bypass and N. Heideke Street. The area is approximately 11.5 acres and is comprised of three tracts. Staff evaluated the zoning request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- Commercial land uses are recommended within the Regional Node per the adopted Future Land Use Plan.
- The proposed commercial zoning is consistent with the surrounding land uses and zoning designations along SH 123 Bypass and along IH 10 in the area to the south of the property.
- Stormwater management will be designed and constructed to prevent adverse conditions on surrounding properties and will be reviewed by City staff in accordance with the development regulations of the City of Seguin.

Staff presented their findings to the Planning and Zoning Commission on April 12, 2022. Following the public hearing, the Commission voted to recommend approval of the zoning change to Commercial. Attached please find copies of the Staff Report, map exhibit showing the affected area, Final Report of the Commission, and the proposed Ordinance for the zoning change.