

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 09-18 (38.96 acres east of SH 123 Bypass)**
Request to rezone property to R-1

Date: June 18, 2018

A zoning change request has been received to rezone a portion of a property on SH 123 Bypass to Single-Family Residential (R-1). The entire property is approximately 48.3 acres of undeveloped land on the east side of SH 123 Bypass near the FM 20 and SH 123 Bypass intersection. The property is currently zoned Commercial. The applicant is proposing to rezone the back 38.96 acres of the property to R-1. The portion of the property that fronts the Bypass (approximately 9.3 acres) will remain zoned Commercial. The applicant is the same for zoning case ZC 08-18, with includes the adjacent tract to the north. The applicant is proposing to develop both tracts as a single-family residential subdivision.

Staff presented a favorable recommendation to the Planning and Zoning Commission on June 12, 2018. Following a public hearing, the Commission voted to recommend approval of the zoning change request. 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.