

City of Seguin

Planning/Codes Department

Memorandum

Date: October 27, 2015
To: Mayor Keil and the Seguin City Council
From: Pamela Centeno
Director of Planning/Codes
RE: Zoning Change Request – (ZC 29-15)

The City of Seguin is completing the rezoning process for the properties previously zoned Pre-Development and Mixed. On October 13, 2015 the Planning and Zoning Commission held public hearings for groups 5A, 5B, and 5C.

ZC 29-15 is Group 5C. A rezoning packet was mailed to the affected property owners in May. The packet included maps, the land use matrix, lot standards, and frequently asked questions on the UDC and related rezoning issues. The property owners were asked for their input in the rezoning process in regards to the property's existing use and future plans. The property owners were also invited to two open houses, held on May 16 and May 22, 2015.

Staff evaluated the parcels in Group 5C with consideration of the current land uses, property owners' input, physical features (such as floodplain and proximity to major roads) and the Future Land Use Plan as adopted in the 2008 Comprehensive Master Plan. This group included a private golf course located within a residential neighborhood along FM 725. Staff presented a recommendation to zone the golf course Single-Family Residential and the remaining three properties Agricultural Ranch.

During the public hearing a number of residents that live by the golf course protested the zoning to Single-Family Residential, noting that they wanted the area to remain as a golf course. Due to their concerns about the proposed zoning, and representing the City of Seguin as the applicant for this zoning request, I withdrew the golf course from ZC 29-15. The zoning request for that property will be considered individually at the November 2015 Planning and Zoning Commission meeting.

The Planning and Zoning Commission voted to recommend approval of A-R for the remaining three properties in Group 5C. Attached please find copies of the Staff Report, Final Report of the Commission, and the Ordinance for the zoning changes.