

## MEMORANDUM

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

**From:** Pamela Centeno, Director of Planning & Codes

**Through:** Rick Cortes, Assistant City Manager

**Subject:** **ZC 22-19 (NW Corner of SH 46 and FM 725)**  
**Zoning Change from Neighborhood Commercial to Commercial**

**Date:** December 30, 2019

The undeveloped property at the northwest corner of State Hwy. 46 and FM 725 is currently zoned Neighborhood Commercial. The property owner has requested a zoning change to Commercial, which allows a wider range of retail uses, offices, and business services. The property is located at the intersection of two major arterials in Seguin and is identified in the Future Land Use Plan to be within the Community Node, a local commercial node. The Community Node recommends that, as new pockets of residential communities arise, those communities should have access to commercial services. This Community Node will support the needs of the residential communities being developed along FM 725 and SH 46.

Staff presented a favorable recommendation to the Planning and Zoning Commission on December 10, 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.