

## 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 08-18 (74.41 acres on FM 20)**  
**Request to rezone property to R-1**

**Date:** June 18, 2018

A zoning change request has been received to rezone a property located on FM 20 to Single-Family Residential (R-1). The property is approximately 74.41 acres of undeveloped land on the south side of FM 20 which is located approximately 750' east of the FM 20 and SH 123 Bypass intersection. The majority of the property is currently zoned Agricultural Ranch with a small portion near the SH 123 Bypass zoned Commercial. The applicant is proposing to develop the area into a single-family residential subdivision. The property across the street to the north of FM 20 was recently annexed and zoned to R-2 for a proposed single-family residential subdivision. The applicant for the subject property is also proposing to rezone the property directly to the south to single-family residential. The properties to the west that front onto the Bypass are zoned Commercial.

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.