

## 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 29-21 (3000 Blk of N. Austin St.)  
Zoning Change from Commercial to Multi-Family 3 (MF-3)

**Date:** November 28, 2021

A request for a zoning change has been submitted to the City of Seguin for the property located in the 3000 block of N. Austin Street. The applicant is requesting the change from Commercial to Multi-Family 3 for a proposed apartment complex. On the Future Land Use Plan the property is located within the Regional Node district. Within this district, regional retail and office uses should be found, as well as multi-family designations.

Staff presented a favorable recommendation to the Planning and Zoning Commission on November 9, 2021. 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.