

## 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 26-21 (2500 Blk of Huber Rd)  
Zoning Change from Agricultural-Ranch to Commercial

**Date:** November 28, 2021

A request for a zoning change has been submitted to the City of Seguin for a vacant 75-acre tract of land located on Huber Rd. This is an area of transition with limited development until recently. The property directly adjacent to this tract to the north was recently rezoned for a large residential subdivision with an area of Neighborhood Commercial zoning at the Rudeloff/Huber intersection. Commercial and Light Industrial zoning along Huber Rd is mostly concentrated near the Rudeloff/Huber and IH-10/Huber intersections.

A zoning change to Commercial for this area does not align with the City's Future Land Use Plan and is not consistent with existing and proposed land uses in the immediately adjacent areas. The Future Land Use Plan recommends residential land uses for this tract. Commercial land uses are recommended further south near the intersection with Interstate 10.

Staff is recommending denial of the zoning change request from Agricultural-Ranch (A-R) to Commercial (C). Staff presented the request to the Planning and Zoning Commission on November 9, 2021. Following a public hearing, the Commission voted to recommend denial of the zoning change request. Attached please find copies of the Staff Report, map exhibit showing the affected area, and the Final Report of the Commission. Also attached is a copy of the Ordinance for the proposed zoning change. An affirmative vote of at least three-fourths of the members of City Council is required to overrule a recommendation by the Commission that a proposed zoning change be denied.