

## 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 18-17 (1010 E. Martindale Rd)**  
**Request to rezone property to Single-Family Residential (R-1)**

**Date:** August 28, 2017

A zoning change request has been submitted for the property located at 1010 E. Martindale Rd. The combined acreage of the parcels included in the request is approximately 88.309 acres. The parcels are currently zoned Agricultural Ranch. The applicant is proposing to develop the parcels into a residential subdivision for single-family homes. The majority of the property is located in the Emergent Residential district. The Comprehensive Plan recommends single-family residential land uses in the Emergent Residential district with medium densities of 4 or more living units per acre. The request for R-1 zoning is consistent with the recommendations of the Comprehensive Plan. If the zoning is approved, the subdivision plat will be required to meet the regulations adopted in the Unified Development Code.

Staff presented a favorable recommendation to the Planning and Zoning Commission on August 8, 2017. Following a public hearing, the Commission voted to recommend approval of the zoning change request as presented. 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.