

## 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 15-18 (SH 46 aka Greenspoint)**  
**Request to change zoning to Single-Family Residential R-2 with**  
**Commercial zoning along the SH 46 frontage**

**Date:** August 29, 2018

A zoning change request has been submitted for the proposed development on SH 46 known as the Greenspoint development. The development is currently zoned for commercial, neighborhood commercial, multi-family, and single-family R-1 development. The new buyer is proposing to rezone the property, eliminating the neighborhood commercial and multi-family zoning. The commercial zoning will be limited to the frontage along SH 46 and the single-family residential will be changed from R-1 to R-2. The proposed zoning is consistent with the development patterns occurring along SH 46.

Staff presented a favorable recommendation to the Planning and Zoning Commission on August 14, 2018. 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.