

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 20-20 (SW Corner of SH 46 and Three Oaks Rd)**
Request for a zoning designation of Single Family Residential (R-2) and Commercial

Date: December 9, 2020

The City of Seguin recently approved the first reading of an ordinance annexing approximately 50.24 acres of land located on State Hwy 46 following a request for voluntary annexation. The owner of the property has submitted an application requesting a zoning designation of Single Family Residential 2 (R-2) and Commercial. The majority of the property is proposed for a residential development with two areas of proposed commercial development fronting State Hwy 46. The proposed land use is consistent with other developments recently approved for the area.

Staff presented a favorable recommendation to the Planning and Zoning Commission on December 8, 2020. Following a public hearing, the Commission voted to recommend approval of the zoning designation to Single Family Residential 2 and Commercial. 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 designation. If the first reading of the proposed zoning designation is approved, the ordinances for the annexation and the zoning will be presented for a second reading at the City Council meeting on January 5, 2021.