

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 19-21 (W. Kingsbury & River Rd)**
Request for a zoning change from Rural Residential to Commercial

Date: August 31, 2021

The City of Seguin recently approved an ordinance annexing approximately 7.60 +/- acres of land located at the corner of W. Kingsbury Street and River Rd that was subject to a development agreement. The owner of the property originally submitted an application requesting a zoning designation of Rural Residential for a proposed residential development. City Council approved the zoning designation to Rural Residential on second reading on August 17, 2021. The owner has submitted a request to rezone the two acres fronting Kingsbury Street to Commercial. Staff recommends approval of the request due to the frontage along the corridor, the proximity to a major intersection at US Hwy 90 & FM 725, and the compatibility with the surrounding zoning districts.

Staff presented a favorable recommendation to the Planning and Zoning Commission on August 10, 2021. Following a public hearing, the Commission voted to recommend approval of the zoning designation to Commercial (C). 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.