

## 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 21-21 (3500 Blk, N SH 123 Bypass)  
Zoning Change from Agricultural Ranch to Multi-Family 3

**Date:** October 14, 2021

A request for a zoning change has been submitted to the City of Seguin for the property located in the 3500 block of North State Hwy 123 Bypass. The property is vacant and is currently zoned Agricultural Ranch. The property is approximately 9.925 acres and has frontage along SH 123 Business (Austin Street) and SH 123 Bypass. The property is located within the Community Node district as identified in the Comprehensive Plan. High-density residential is a recommended land use within the Community Node district.

Staff presented a favorable recommendation to the Planning and Zoning Commission on October 12, 2021. Following a public hearing, the Commission voted to recommend approval of the zoning change request. 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.