

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: **Request for Annexation by Property Owner (2161 Manor Dr);
Approximately 61+/- acres (Prop ID: 50514)**

Date: October 27, 2021

The 61+/- acre tract located at Manor Rd with Property ID 50514 is subject to a development agreement signed by the previous property owners in 2012. The agreement is binding upon the previous owners and all successors and assigns. The property was sold in 2018 and the former owners notified the City of the sale. The new owner was made aware of the active development agreement in 2018.

The property owner is currently operating a RV sales and service business on the property in violation of the development agreement. The property owner began using the property as a temporary location for his business in September of 2020. City staff sent notice of the violation and met with the owner. The owner informed City staff in 2020 that he was currently developing a property on IH 10 West outside the city limits for the RV business. The owner informed City staff that the temporary business on Manor Rd would be moved to the property on IH 10 West within approximately 6 months. The future permanent site of the owner's RV business on IH 10 continues to be delayed and the temporary business operation on Manor Rd has been ongoing for more than a year.

City staff has discussed the continued violation of the development agreement and has determined that it is necessary to proceed forward with the annexation of the property. The intent of the development agreement to protect the agricultural use of the property is no longer valid since the property has been in commercial use for an extended period of time.

Staff recommends approval of the request for annexation into the city limits of Seguin as constituted in the signed development agreement. Attached please find a copy of the Ordinance with exhibits identifying the area to be annexed.