

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 06-22 (4000 N. State Hwy 46)**
Zoning Designation to Single-Family Residential (R-1)

Date: May 12, 2022

The City of Seguin received an application for a zoning change for undeveloped property at 4000 N. State Hwy 46. The area is approximately 40 acres and is located just to the north of the Waters Edge Subdivision. The property is currently going through the annexation process, with the first reading approved by City Council on May 3, 2022. Staff evaluated the zoning request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The property is located outside the Future Land Use Plan area, but the areas to the south are within the Riverside and Town Approach districts. Single-family residential land uses are recommended within these districts.
- The surrounding land uses and zoning designations along SH 46 are single-family residential and commercial.
- Guadalupe River is located to the west of the property, but the entire property is outside the FEMA floodplain.
- The applicant is not proposing any commercial frontage. As you get closer to IH-10 and the more developed areas of Seguin, most of the SH 46 frontage is zoned commercial. In this northern stretch of the city limits, however, there are other residential subdivisions with single-family residential directly adjacent to the SH 46. At the May 3rd meeting, City Council approved an ordinance on first reading to require a buffer wall to protect residences that back directly to larger streets such as SH 46.
- Stormwater management will be designed and constructed to prevent adverse conditions on surrounding properties and will be reviewed by City staff in accordance with the development regulations of the City of Seguin.

Staff presented their analysis to the Planning and Zoning Commission on May 10, 2022. Following the public hearing, the Commission voted to recommend approval of the zoning change. Attached please find copies of the Staff Report, map exhibit showing the affected area, Final Report of the Commission, and the proposed Ordinance for the zoning change.