

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 08-22 (3500 Block of Cordova Rd)**
Zoning Designation to Single-Family Residential (R-2)

Date: May 12, 2022

The City of Seguin received an application for a zoning change for undeveloped property in the 3500 block of Cordova Rd. The southern portion of the property was annexed into the city limits in 2021 and zoned R-2. The area is approximately 29 acres and is located just to the east of the Lily Springs Subdivision. The property is currently going through the annexation process, with the first reading approved by City Council on May 3, 2022. The applicant is proposing to develop the entire tract as a single-family residential subdivision. 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 Rural Residential and Emergent Residential districts. Low to medium density single-family land uses are recommended within these districts.
- The surrounding land uses and zoning designations along Cordova Rd are single-family residential. Commercial tracts in the areas are located along 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.