

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 45-21 (1240 Jefferson Ave.)
Zoning Change from MF-1 to MF-3

Date: January 24, 2022

A request for a zoning change has been submitted to the City of Seguin for the property located at 1240 Jefferson Avenue. The property is the existing Eden Cross Apartments, a senior living community constructed in 1985. The apartments were built before the City adopted the first zoning ordinance in 1989. There are three multi-family zoning districts, each with a maximum density. The property is currently zoned MF-1, which has the lowest density allowance. The applicant/property owner plans to remodel the apartment complex and is requesting the change in zoning to bring the property into compliance with the existing density of the complex. To meet the maximum density as built, the property needs to be rezoned to MF-3.

The majority of the block in which the property is located is zoned multi-family. A new apartment complex is under construction immediately west of this property. Higher density land uses are recommended near the university.

Staff presented a favorable recommendation to the Planning and Zoning Commission on January 11, 2022. 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.