

MEMORANDUM

To: City of Seguin Mayor, Council Members, and City Manager
From: Pamela Centeno, Director of Planning & Codes
Through: Rick Cortes, Deputy City Manager
Subject: **ZC 03-26 (Near SE Corner of SH 46 and Jefferson Ave)**
Zoning Change from R-2 & C to MF-3
Date: February 23, 2026

Background

The City of Seguin received a zoning change request for a 15-acre portion of a 30.597-acre vacant tract located near the southeast corner of SH 46 and Jefferson Ave. The applicant is proposing to construct an apartment complex on the 15 acres. Staff evaluated the zoning change request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The majority of the property is located at the edge of the Traditional Residential district on the Future Land Use Plan, which recommends multi-family with a density of no more than 12 units per acre when the proposed use contributes to district walkability. A density of 20 units per acre is allowed in the requested MF-3 zoning district. While this density is not recommended in the Traditional Residential district, it is supported to the north of Jefferson Avenue in the University District. The frontage along SH 46 is within the Commercial Corridor district, which supports multi-family uses if near the intersection of two arterial (or higher classification) streets, schools, or major employers, or if focused on walkability to nearby commercial amenities.
- The UDC recommends that no more than 25 acres of contiguous land be zoned multi-family. There are 20 acres of land zoned multi-family across Jefferson Ave. If the zoning change is approved, the combined total of multi-family zoned land will be approximately 35 acres. This is a goal, not a mandatory restriction.
- The site has road frontage along SH 46 and Jefferson Ave.
- Multiple comment forms were returned to the City. Copies are attached.

Action Requested

Staff is requesting action on the applicant's request to rezone the 15-acre portion of land to MF-3.

Recommendation

Staff presented the zoning change request to the Planning and Zoning Commission on January 13, 2026. Following a public hearing the Commission voted to postpone the item to the February P&Z meeting. A second public hearing was held at the meeting on February 10, 2026. After the public hearing and additional discussion, the Commission voted 6-1-0 to recommend approval of the zoning change request to MF-3.

Attachments

- Final Report of the Planning & Zoning Commission
- ZC 03-26 Staff Report
- Map Exhibits of the Subject Property
- Public Comment Forms from property owner within the 200' notification area
- Draft Ordinance