

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 02-22 (3500 Blk of SH 46 North)
Zoning Change from Agricultural-Ranch to Single-Family Residential (R-2),
Commercial, and Multi-Family (MF-3)

Date: February 23, 2022

The City of Seguin received an application for a zoning change for a proposed new development for a property located along SH 46 North. The 102.789-acre tract is undeveloped. Staff evaluated the zoning request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The proposed single-family residential and commercial land uses are consistent with the recommendations of the Future Land Use Plan, but the emphasis along the SH 46 frontage should be on commercial land uses. The Future Land Use Plan does not recommend high-density multi-family land uses in this area and the density level for the proposed MF-3 development (which is 20 units per acre) exceeds the recommended levels. The Future Land Use Plan identifies the suitability of multi-family development within districts based on desirable residential density patterns- with emphasis on accessibility to transportation facilities, community facilities, amenities, and the character of existing development.
- There are no existing multi-family developments or designated multi-family zoning districts within the vicinity of this tract. There is a multi-family development proposed for an area fronting SH 46 approximately 1.5 miles to the south that is also currently going through the zoning change process.
- The only existing access to the property is SH 46. The nearest intersection to the north is Cordova Rd and to the south is Rudeloff Rd, both of which will be reconstructed as arterials within the next 3-5 years. A future collector is proposed from Hwy 46 to Huber Rd through the southern portion of the property. The draft TIA submitted for the proposed development shows the need for a traffic signal and deceleration lanes on SH 46 due to the added volume trips generated from the increase of residential homes and multi-family units. *Access and traffic mitigation on SH 46 are subject to TxDOT review and approval.*
- Noise and highway traffic pose a potential nuisance and safety concern for single-family residential directly adjacent to SH 46 as proposed.

Staff presented their findings to the Planning and Zoning Commission on February 8, 2022. Following the public hearing, the Commission voted to recommend denial of the zoning change request. 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. **An affirmative vote of at least three-fourths of the members of City Council is required to overrule a recommendation by the Commission that a proposed zoning change be denied.**