

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 43-21 (2600-2700 Blk of SH 46 North)
Zoning Change from Commercial to Multi-Family 3

Date: February 23, 2022

The City of Seguin received an application for a zoning change for a new multi-family development for a property located along SH 46 North. The site is 15.607 acres, though only 13.8 acres is proposed for rezoning. The lot is currently vacant and is zoned for commercial development. Staff evaluated the zoning request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- 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 north that is also currently going through the zoning change process.
- The only existing access to the property is SH 46, but the proposed Pecan Parkway will be located to the north of the tract. A portion of the parkway will be constructed with the development of the residential subdivisions behind this tract. Future improvements to State Hwy 46 will also increase regional mobility in the area but will not occur within the next five years. Per the traffic impact analysis for the Greenspoint residential subdivisions, a traffic signal is warranted at the intersection of the Pecan Parkway and SH 46 when 393 homes are occupied. The driveway on SH 46 for the proposed multi-family development warrants a right-turn deceleration lane on SH 46 approaching the driveway. *Access and traffic mitigation on SH 46 are subject to TxDOT review and approval.*
- The southern portion of the property is located within a floodplain and shall be developed in accordance with applicant local and federal regulations.

Staff presented their findings to the Planning and Zoning Commission on February 8, 2022. Following the public hearing, the Commission voted to recommend approval of the zoning change to Multi-Family 3. 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.