

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 09-21 (1700 Blk of N. Guadalupe Street)**
Request to change zoning from Single-Family Residential 1 (R-1) to
Multi-Family 2 (MF-2)

Date: June 25, 2021

A zoning change request has been submitted for a 3.28-acre tract of land located in the 1700 block of N. Guadalupe Street. The applicant has requested a zoning change to multi-family (MF-2) to construct an apartment complex. The MF-2 zoning district allows a residential density of up to twelve (12) units per acre. On this property, the maximum density would be thirty-nine (39) units. Overall, the number of units constructed will depend on the lot area utilized for off-street parking, stormwater detention, landscaping, and the setback buffer requirements from the single-family residential lots to the south.

The land uses along N. Guadalupe Street are primarily single-family residential to the east and light industrial to the west. The subject property is part of a small area to the west of N. Guadalupe Street that is zoned for single-family residential land uses adjacent to light industrial uses. Higher density residential districts are typically a good buffer transitioning from non-residential uses to lower density residential uses as located to the east of Guadalupe Street.

Staff presented a favorable recommendation to the Planning and Zoning Commission on June 8, 2021. Following a public hearing, the Commission voted to recommend approval of the zoning change request to Multi-Family 2. 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.