

## 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 46-21 (1200-1500 Blk of FM 466)**  
**Request for a zoning designation of Single Family Residential (R-2)**

**Date:** February 10, 2022

The City of Seguin received an application requesting a zoning designation for a proposed residential development located along the west side of FM 466 south of the Joe Carrillo Blvd-FM 466 intersection. The first reading of the annexation request for this property was approved by City Council on February 1, 2022. Staff evaluated the zoning request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The proposed zoning is consistent with the adopted Future Land Use Plan, which recommends single-family residential developments zoned R-1 and R-2 within the Emergency Residential District.
- The proposed zoning is consistent and compatible with the zoning districts and existing land uses in the surrounding area, which includes existing single-family residential subdivisions and two public schools along Joe Carrillo Blvd.
- Access will be provided from FM 466 pending approval per the City of Seguin and TxDOT's requirements. Access will also be provided from the existing street connections to the residential subdivision to the west. Per the requirements adopted in the UDC, the street layout within the adjacent residential subdivision (Meadows at Nolte Farms) was designed to create street access to this undeveloped tract to provide adequate traffic circulation. In addition, a traffic impact analysis (TIA) will be required to ensure that the road network has adequate capacity to accommodate traffic generated by the new development. Required traffic control improvements will be the responsibility of the developer.
- Stormwater management will be designed and constructed to prevent adverse conditions on surrounding properties and will be reviewed by City staff in accordance with the development regulations of the City of Seguin.

Staff presented their findings to the Planning and Zoning Commission on February 8, 2022. During the public hearing a number of residents from the adjacent subdivision spoke in opposition of the request. Following the public hearing, the Commission voted to recommend approval of the zoning designation to Single Family Residential R-2. 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 designation.