

MEMORANDUM

To: City of Seguin Mayor and Council Members
Douglas Faseler, City Manager

From: Ismael B. Segovia, Assistant Director of Planning & Codes

Through: Rick Cortes, Assistant City Manager

Subject: **Resolution of No Objection for the development of the Courtside Multi-Family Complex**

Date: February 19, 2019

A Resolution of No Objection is being requested by LDG Development (Developer) who is proposing the construction of a multi-family complex at 1231 West Court. The resolution being requested is to assist the Developer in their application for a 4% Housing Tax Credit from the Texas Department of Housing & Community Affairs (TDHCA). The multi-family development is proposed to consist of approximately 195 units spread out through eight (8) buildings. The buildings will be three-stories each. The developer will be required to comply with TDHCA guidelines regarding potential residents. Ingress/egress will be via West Court St. and Jefferson Ave.

The proposed development has gone before the City's Planning & Zoning Commission (P&Z) for the rezoning of a portion of the property from commercial to multi-family 3 (MF-3) and was recommended for approval by staff at the November 13, 2018 meeting. P&Z concurred with staff and moved forward with a recommendation for approval. City Council heard the rezoning request at the December 4th meeting. The development will be required to follow the City's development process to include site plan review and building permitting.

Staff and the City Attorney have reviewed the request and have coordinated the drafting of the Resolution of No Objection.