

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 14-21 (NE Corner of Rudeloff Rd and Huber Rd)**
Request for a zoning change to Planned Unit Development (PUD)

Date: June 29, 2021

A zoning change request to Planned Unit Development (PUD) has been received for approximately 415 acres located at the NE corner of Rudeloff Rd and Huber Rd. The applicant is proposing a mixed-use development with a variety of lot sizes for single-family residential along with a pocket of neighborhood commercial land uses, a possible school location, and a network of open spaces with parks and greenways. As described in the attached staff report, the PUD zoning district is established for developments that do not conform in all respects with the zoning requirements. A property zoned PUD is required to be accompanied by a General Land Use Plan (GLUP), which identifies the proposed modifications to the typical zoning requirements as adopted within the Unified Development Code.

General Land Use Plan:

While the PUD zoning designation requires City council approval, the approval authority for the GLUP is the Planning & Zoning Commission. Development cannot begin unless both the PUD zoning designation and GLUP are approved. The Planning and Zoning Commission approved the GLUP at their meeting on June 8, 2021. The approved GLUP is only effective and relevant if the base PUD zoning is approved by the City Council.

Residential Lot Sizes:

The most unique characteristic of this development is the range of residential lot sizes. The majority of new residential subdivisions being developed in Seguin offer a typical lot size of 50' x 120'. The developer is proposing a mix of 40', 50', 60', and 70' residential lots. The Unified Development Code does not identify a zoning district that allows 40' single-family lots unless they are Zero Lot Line lots (garden homes). The overall density of the Planned Unit Development will be consistent with other standard developments that offer R-1 and R-2 zoned lots (minimum 50' lots). The typical density in R-1 and R-2 zoned subdivisions is approximately 4 units per acre. Factoring in the range of lot sizes, the open space (with parks and greenways), roads, potential school site, and the required stormwater detention, the expected density for this development is between 3.2-3.5 units per acre. This density is supported by the Comprehensive Plan as it is less than 4 units per acre as recommended within the Farm District (per the Future Land Use Plan).

Proposed 40' Lots:

In a subdivision with proposed 40' minimum lot widths the density would normally be much higher, but the range of 40'-70' minimum lot widths proposed within this Planned Unit Development yields a different result. As noted above, the expected density is actually less than the typical R-1 and R-2 zoned developments. Staff's main concern with the unique 40' lots proposed for this development is not the overall density but the localized density within the areas of the subdivision where 40' lots will be created. In these areas the availability of on-street parking will be reduced significantly due to narrow lots with standard driveways. Off-street parking requirements for the 40' lots will be two per lot, which is standard for all single-family residential developments in Seguin. Parking for extended families, families with multiple vehicles, and neighborhood visitors will be limited with the reduction of on-street parking available. To address this issue, the General Land Use Plan identifies an off-lot parking requirement within the areas developed with 40' lots. These off-lot parking pods will be located off-lot and off-street, much like visitor parking within multi-family developments. The off-lot parking spaces will be owned and maintained by the Homeowner's Association(s).

Huber Airpark:

Immediately to the south of the proposed development and south of Rudeloff Rd is Huber Airpark, a privately-owned airpark designed for small aircraft. Huber Airpark is Seguin's only FAA-designated public use airport. The Huber Airpark Homeowners' Association has voiced compatibility concerns and spoke during the public hearing held at the P&Z meeting. The applicant of the proposed development took the location of Huber Airpark into consideration when developing the General Land Use Plan. The Runway Approach Zone (RPZ) is identified on an attached map and depicts only open space within the RPZ.

Staff presented a favorable recommendation to the Planning and Zoning Commission for both the Planned Unit Development zoning request and the General Land Use Plan on June 8, 2021. Following a public hearing, the Commission voted to approve the GLUP. The Commission also voted to recommend approval of the zoning change request to Planned Unit Development. City Council is the final decision maker on the zoning change request to PUD and should consider the details of the approved GLUP in making that decision. Attached please find copies of the Staff Report, a map exhibit showing the affected area, the Final Report of the Commission, a copy of the approved GLUP, a map of the Huber Airpark RPZ, and the Ordinance for the proposed zoning change.