

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 08-23 (1722 Steffens)**
Zoning Change from Agricultural-Ranch to Multi-Family 3 (MF-3)

Date: May 31, 2023

The City of Seguin received multiple zoning change requests for a proposed mixed-use development for the property located at 1722 Steffens Rd. The applicants are proposing multi-family and commercial uses for 60+ acres at the corner of E. Kingsbury Street and SH 123 North Bypass. Past uses of the site include an organic farm and a plant nursery. At the Planning & Zoning Commission meeting on November 8, 2022, the Planning & Zoning Commission considered a request for a Planned Unit Development for the property. The Commission denied the proposed General Land Use Plan for the proposed development and recommended denial of the Planned Unit Development zoning district. Following the Commission's action, the applicant decided to pursue straight zoning instead of a Planned Unit Development.

A total of four (4) zoning change requests were submitted to the City for four different portions of the property and were presented to the Commission on March 14, 2023. ZC 08-03 is a request for a zoning change to Multi-Family 3 (MF-3) for 25.064 acres.

Staff evaluated the zoning request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The property is within the Town Corridor and Riverside districts of the Future Land Use Plan, with the majority in the Riverside. The intent of the Riverside district is to establish a zone where the riverine landscape is preserved with appropriate development and includes the Guadalupe River and Geronimo Creek. Multi-family uses are not recommended in this district. The recommended residential density is less than 1 dwelling unit per acre.
- Outside of the project site, which is zoned Agricultural-Ranch, the adjacent zoning districts in this area are Commercial to the west and Public to the south.
- Multi-family uses typically develop along major transportation corridors and areas of commercial use, close to areas of existing amenities, schools and employment.
- A small portion of the site for this specific request is within the 500-yr FEMA floodplain.

Staff presented their findings to the Planning and Zoning Commission on March 14, 2023. Following the public hearing, the Commission voted to recommend denial of the zoning change request to MF-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. **An affirmative vote of at least three-fourths of the members of City Council is required to overrule a recommendation by the Commission that a proposed zoning change be denied.**