

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 04-22 (800 Blk of Water Tower Rd)
Zoning Change from Single-Family Residential to Multi-Family 3

Date: March 28, 2022

A request for a zoning change to high density Multi-Family (MF-3) has been submitted for two tracts of land totaling approximately 21.42 acres located near the dead-end of Water Tower Rd. A zoning change request for Manufactured and Residential for the same property was denied by the City Council on February 1, 2022. Staff evaluated the zoning change request to MF-3 based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The Future Land Use Plan does not recommend high-density multi-family land uses in this area. The majority of the property is within the Central Township district, which recommends single-family residential and duplex land uses.
- There are existing multi-family developments in the areas to the north that were constructed prior to being within the city limits. There is an area of undeveloped land zoned for multi-family directly to the south. While there are other multi-family zoned properties and/or developments within the area, the UDC discourages more than twenty-five (25) acres of contiguous land having a multi-family component. The rezoning of these two tracts to MF-3 would create a total area of approximately 48.273 contiguous acres of property zoned for multi-family land uses.
- Mays Creek bisects both properties. A significant portion of these properties are encumbered by a floodplain.
- There is currently no direct access to these properties from existing public roads. The closest public road in the area is Water Tower Rd, which currently has a 35' right-of-way. The proposed increase in density from single-family to multi-family is significant and would require substantial improvements to the road network in this area. Traffic impacts could be significant as well.

Staff presented their findings to the Planning and Zoning Commission on March 8, 2022. Following a public hearing, the Commission voted to recommend denial of the zoning change request. 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.**