

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 01-22 (SH 46 & Jefferson Ave)
Zoning Change from Agricultural-Ranch to Single-Family Residential (R-2) and Commercial

Date: February 23, 2022

The City of Seguin received an application for a zoning change for the undeveloped 31.314-acre tract located at the southeast corner of SH 46 and Jefferson Ave. The applicant is Habitat for Humanity. Staff evaluated the zoning request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- Single-family residential and commercial land uses are recommended within the Central Township per the adopted Future Land Use Plan. Commercial land uses should be located primarily along the frontages of major roadways.
- There is a high degree of compatibility with the proposed Single-Family Residential zoning and the existing residential neighborhoods to the east. There is also a degree of compatibility with the proposed commercial zoning and those existing commercial uses that extend along SH 46. Single-family zoning directly adjacent to the SH 46 corridor, however, is not consistent with the existing commercial zoning along the majority of SH 46.
- The property has frontage along Jefferson Ave, SH 46, and B&B Road. Multiple access points will be required for adequate traffic circulation and will require approval from the City of Seguin and TxDOT. There is also a proposed collector in the Master Thoroughfare Plan that must be incorporated into the street layout, as well as making connections to existing and new neighborhoods to the east and south. 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. Following the public hearing, the Commission voted to recommend approval of the zoning change to Single Family Residential R-2 and Commercial. 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.