

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 13-22 (NE Corner of SH 46 & Cordova Rd)**
Zoning Change from Commercial to Multi-Family 3 (MF-3)

Date: July 27, 2022

The City of Seguin received an application for a zoning change for a new multi-family development for a property located along SH 46 North. The site is approximately 15.57 acres and is part of the Lily Springs Subdivision. Staff evaluated the zoning request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The property was just outside of the City of Seguin's ETJ when the Future Land Use Plan was adopted, however, the trend of the FLUP shows the Town Approach District following State Hwy 46 N with Emergent Residential and Rural Residential district behind the frontage and along Cordova Rd. The Emergent Residential and Rural Residential districts recommend low- to medium-density residential such as single-family and duplex, but do not recommend multi-family land uses.
- There are no existing multi-family developments or designated multi-family zoning districts within the vicinity of this tract. There is a multi-family development proposed for an area fronting SH 46 approximately 2.1 miles to the south that was rezoned to MF-3 in March 2022.
- Based on the approved Preliminary Plat for the Lily Springs Subdivision, this property is not approved for direct access to SH 46. Access to the development would be from Sun Lily Rd, a new street in the Lily Springs Subdivision that connects to SH 46. The subdivision does not have direct access to Cordova Rd, but future access points will be made available through adjacent tracts to the east as they develop.

Staff presented their findings to the Planning and Zoning Commission on July 12, 2022. Following the public hearing, the Commission voted to recommend approval of the zoning change to Multi-Family 3 (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.