

## 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 16-22 (8100 Block of Cordova Rd)**  
**Zoning Designation to Zero Lot Line (ZL)**

**Date:** August 11, 2022

This zoning request is for a proposed residential development that is currently going through the annexation process. The property is approximately 79.828 acres located along State Hwy 123 North. The first reading of the annexation request was approved on August 2, 2022. The property is being proposed for single-family residential land uses. The developer has requested two zoning designations: single-family residential (R-1) and zero lot line (ZL). This request is for the ZL zoning. Staff evaluated the zoning request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The Future Land Use Plan recommends low to medium density single-family land uses with a maximum of 6 units per acre. Zero lot line land uses are typically more dense than R-1 land uses since the minimum lot sizes are smaller.
- The surrounding land uses are mostly residential and agricultural.
- Access to the property is from a TxDOT right-of-way and will require TxDOT approval.

Staff presented their analysis to the Planning and Zoning Commission on August 9, 2022. Following the public hearing, the Commission voted to recommend approval of the zoning change. 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.