

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 19-22 (3500 Blk of SH 46 North)**
Zoning Change from Agricultural-Ranch to Single-Family Residential (R-2)

Date: February 1, 2023

The City of Seguin received requests for zoning changes for a proposed new development for a property located along SH 46 North. The 103.152-acre tract is undeveloped and is located on the eastern side of SH 46 between Rudeloff Rd and Cordova Rd. The applicant is proposing to rezone 75.63 acres to single-family residential (R-2), 25.42 acres to multi-family (MF-3), and 2.1 acres to commercial (C). ZC 19-22 is the request for single-family residential (R-2). Staff evaluated the zoning request for single-family residential (R-2) based on the criteria adopted in the Unified Development Code (UDC) as follows:

- This portion of the property is within the Town Approachway and Emergent Residential districts within the Future Land Use Plan. Single-family residential is a recommended land use within both of these districts.
- Cordova Crossing, a residential subdivision, is located adjacent to and east of this tract. The properties to the west and north are undeveloped ag tracts. The frontage along SH 46 is zoned Commercial to the south. The SH 46 frontage to the north is zoned for both commercial and single-family residential land uses.
- The only existing access to the property is SH 46. The nearest intersection to the north is Cordova Rd and to the south is Rudeloff Rd, both of which will be reconstructed as arterials within the next 3-5 years. A future collector is proposed from Hwy 46 to Huber Rd through the southern portion of the property. There are no immediate plans for construction of the future collector by the City of Seguin. It will be constructed within new developments as they occur.
- Noise and highway traffic pose a potential nuisance and safety concern for single-family residential directly adjacent to SH 46. To mitigate these impacts, the City of Seguin recently adopted an ordinance that requires subdivision perimeter fences along major roadways. If the zoning is approved, the new ordinance will apply to this subdivision.

Staff presented their findings to the Planning and Zoning Commission on October 11, 2022. Following the public hearing, the Commission voted to recommend approval 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.