

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 18-22 (3500 Blk of SH 46 North)
Zoning Change from Agricultural-Ranch to Multi-Family 3 (MF-3)

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 18-22 is the request for high density multi-family (MF-3). Staff evaluated the zoning request for MF-3 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. High density multi-family land uses are not recommended in this area. The Future Land Use Plan identifies the suitability of multi-family development within districts based on desirable residential density patterns- with emphasis on accessibility to transportation facilities, community facilities, amenities, and the character of existing development.
- There are no existing multi-family developments or designated multi-family zoning districts adjacent to this tract, but there were two properties along State Hwy 46 zoned to MF-3 within the past year. The other multi-family zoned properties are located approximately 1.5 miles to the south (near the intersection of Pecan Pkwy & SH 46) and approximately half a mile to the north (near the intersection of Cordova Rd & SH 46.)
- 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.

Staff presented their findings to the Planning and Zoning Commission on October 11, 2022. Following the public hearing, the Commission voted to recommend denial of the zoning change request to 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. **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.**