

## 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 36-21 (SH 123 Bypass between Wagon Trail and Tor Drive)**  
**Request to change zoning from Agricultural-Ranch to Commercial**

**Date:** December 28, 2021

A request has been submitted to the City to rezone property located along SH 123 Bypass South between Wagon Trail and Tor Drive. It is currently undeveloped with no existing structures on the property. Commercial uses are common along major arterials. The properties to the north and south that front SH 123 Bypass and Tor Drive are developed for commercial uses.

A Specific Use Permit (SUP) for a proposed RV Resort to be developed on the southern portion of the property (approx. 33 acres) was approved at the December Planning & Zoning Commission meeting. RV Parks/Resorts are only allowed with an approved SUP within the Commercial zoning district. While the SUP does not require City Council approval, it is only valid and effective if the property is rezoned to Commercial. The proposed RV Resort will be screened along the SH 123 corridor and Wagon Trail with berms and landscaping. The remainder of the property at the intersection of Tor Drive is proposed for future commercial developments.

Staff presented a favorable recommendation to the Planning and Zoning Commission on December 14, 2021. Following a public hearing, the Commission voted to recommend approval of the zoning change request to Commercial. Attached please find copies of the Staff Report, map exhibit showing the affected area, the Final Report of the Commission, and the Ordinance for the zoning change.