

## MEMORANDUM

**To:** City of Seguin Mayor and Council Members  
Steve Parker, City Manager

**From:** Pamela Centeno, Director of Planning & Codes

**Through:** Rick Cortes, Assistant City Manager

**Subject:** **ZC 07-20 (11.82 at Hwy 123 Bypass and Harry Mill Pass)**  
**Zoning Change from Multi-Family 3 and Single Family Residential to Commercial**

**Date:** May 26, 2020

A zoning change request has been received for 11.82 acres of land that front SH 123 Bypass at the intersection of Harry Miller Pass. SH 123 Bypass is a major commercial corridor. The property is vacant and is currently zoned for Single-Family and Multi-Family development. The property owner has requested a zoning change to Commercial in order to develop the tract for commercial land uses such as climatized self-storage, office space and retail space. Development of the tract for commercial uses is consistent with the commercial development north of the site along the SH 123 Bypass.

Staff presented a favorable recommendation to the Planning and Zoning Commission on May 12, 2020. 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.