

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 23-19 (NW Corner of SH 123 and Strempel)**
Zoning Change from Light Industrial to Single Family Residential-2 (R-2)

Date: January 28, 2020

The undeveloped property at the northwest corner of State Hwy. 123 and Strempel is currently zoned Light Industrial. A potential buyer is proposing a mixed-use development for the 48-acre tract that transitions from higher density residential and commercial uses along Strempel to a medium density residential area on the northern portion of the property. The applicant has submitted three separate zoning change requests for the property. This request is for the northern half of the property, which is proposed for a residential subdivision. The land uses and zoning districts to the north are residential and agricultural. There are six existing residences to the north and one residence immediately to the west of this site that are zoned R-1. The proposed zoning of R-2 is compatible with the existing residences in the area.

Staff presented a favorable recommendation to the Planning and Zoning Commission on January 14, 2020. Following a public hearing, the Commission voted to recommend approval of the zoning change request to R-2. 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.