

## 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 25-19 (NW Corner of SH 123 and Strempel)**  
**Zoning Change from Light Industrial to Commercial**

**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 portion of the property at the intersection of SH 123 Bypass and Strempel, which is proposed for commercial development. The zoning districts surrounding this site are commercial, neighborhood commercial, light industrial, and industrial. The proposed zoning is compatible with the surrounding zoning districts.

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 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.