

## 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 40-21 (NE Corner of SH 123 & Timmerman Rd)**  
**Zoning Request for Single-Family Residential & Commercial**

**Date:** December 28, 2021

A request for a zoning of Single-Family Residential and Commercial has been submitted to the City of Seguin for a proposed development located along SH 123 North at Timmerman Rd. The applicant is requesting a zoning change to Commercial (C) and Single-Family Residential (R-2) on the 94.95-acre portion of the property currently zoned Agricultural Ranch (A-R). The portion being requested for Commercial zoning will be the front two acres fronting N SH 123. The back portion is requested to be R-2 zoning for a proposed residential development. The applicant is also requesting a zoning designation of Single-Family Residential (R-2) for the 23.15-acre portion of property directly to the east that was recently annexed as part of this proposed development.

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 to R-2 and 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.