



## PLANNING & CODES

ZC 12-25 Staff Report  
SE Corner of SH 123 & Timmermann Rd  
Zoning Change from R-2 to MF-3

### Applicant:

INK Civil  
Attn: James Ingalls, P.E.  
2021 SH 46 W, Ste. 105  
New Braunfels, TX 78132

### Property Owner:

Laird McNeil as admin for the  
Estate of Robert J Morales  
17806 IH W Ste 300 PMB 5056  
San Antonio, TX 78257

### Property Address/Location:

SE Corner of SH 123 &  
Timmermann Rd

### Legal Description:

ABS: 10 SUR: M CHERINO  
68.101 AC.  
Property ID: 52343

### Lot Size/Project Area:

9.9 acres

### Future Land Use Plan:

Commercial Corridor &  
Suburban Residential

### Notifications:

Mailed: Mar 26, 2025  
Newspaper: Mar 23, 2025

### Comments Received:

None at the time of  
publication.

### Staff Review:

Armando Guerrero  
Planning Manager

### Attachments:

- Location Map
- Existing Zoning Map
- Future Land Use Plan Map
- Proposed Site Layout

### REQUEST:

A zoning change request from Single-Family Residential (R-2) to Multi-Family High Density (MF-3).

### ZONING AND LAND USE:

	Zoning	Land Use
<b>Subject Property</b>	R-2	Farmland
<b>N of Property</b>	C/R-2/MF-3	Farmland
<b>S of Property</b>	A-R	Residential
<b>E of Property</b>	OCL	Outside of City Limits
<b>W of Property</b>	C	Farmland

### SUMMARY OF STAFF ANALYSIS:

The applicant is requesting a zoning change from Single-Family Residential (R-2) to Multi-Family High Density (MF-3) on 9.9 acres of a 68-acre tract of land located at the SE corner of State Hwy 123 and Timmermann Rd.

The proposed zoning change to MF-3 aligns with the Future Land Use Plan (FLUP) for the Commercial Corridor district if it is near an intersection of two arterial (or higher classification) streets, schools, or major employers or if focused on walkability to nearby commercial amenities. A portion of this property being requested is located within a FLUP district (Suburban Residential) that does not recommend multi-family development but is located within an area of future commercial development, and a new high school development. Existing multi-family zoning (MF-3) can be seen on the property directly to the north, which was approved in August of 2023.

### Criteria for Approval

**Consistent with the future land use plan** – Partially, site is within an area that supports multi-family development if certain conditions are met.

**Compatible with existing and permitted uses of surrounding properties** – Yes, similar zoning and proposed use can be seen to the north of property.

**Adverse impact on surrounding properties or the natural environment** - Traffic increase due to the increase in use (will be addressed in TIA).

**Proposed zoning results in a logical and orderly development pattern** – Yes, similar zoning request was granted to the property north of this site.

**Other factors that impact public health, safety, or welfare** – None specifically identified

## PLANNING DEPARTMENT ANALYSIS

### **SITE DESCRIPTION**

The requested 9.9 acres is part of a 68-acre tract of land that sits on vacant farmland. The 9.9 acres that is being requested contains 382' of lot frontage along long Timmermann Rd. and contains a dept of 1132'.

### **CODE REQUIREMENTS:**

A zoning change from Single-Family Residential (R-2) to Multi-Family High Density (MF-3) will be required for any proposed multi-family development. All development standards found in Chapter 5 of the City's Unified Development Code (UDC) will be followed. This includes but is not limited to drainage study, TIA study, platting, setback requirements, parking, buffering, sidewalks, trails, cross access etc.

### **COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:**

Vacant farmland can be seen to the north, east, west and south of this property, with some residential use seen to the south. Existing zoning within this area has commercial zoning along the frontage of State Hwy 123, with residential use behind it. The property to the north went through a similar zoning change request for a proposed commercial/multi-family/subdivision development. The applicant for that property requested Commercial (C) zoning for (2) two portions (totaling 3.5 acres) of the property which contain 210' and 300' of frontage along State Hwy 123, MF-3 (14.99 acres) zoning which contains around 934' of frontage along State Hwy 123, and R-2 (102 acres) zoning for the remainder of the eastern portion of the property.

### **COMPREHENSIVE PLAN (FUTURE LAND USE PLAN):**

This property is located within the Commercial Corridor and Suburban Residential districts of the City's Future Land Use Plan. Developments within the Commercial Corridor should accommodate medium to large scale commercial development and contain uses that focus on attracting vehicular based traffic and provide a buffer between larger thoroughfares and residential development. Multi-family is acceptable in this district if near intersections of two arterial (or higher classification) streets, schools, or major employers, or if focused on walkability to nearby commercial amenities. State Hwy 123 is classified as a Major Arterial. Timmermann Rd. contains a right-of-way width of a typical residential street. Commercial zoning can be seen along the frontage of State Hwy 123 that has not yet been developed. The proposed master trail route that is planned along this portion of State Hwy 123 will be constructed when the commercial development occurs. The trail route will increase walkability within this area and to the new Navarro high school (currently under construction) across State Hwy 123, which can serve as a major employer for this area.

Development within the Suburban Residential district should consist of various housing types and densities. Multi-family development is not appropriate within Suburban Residential district, but it is important to note that only a portion of this request is within this district, and a similar zoning type to the north of this was approved in August of 2023.

### **HEALTH, SAFETY, AND GENERAL WELFARE:** (Protection & preservation of historical, cultural, and environmental areas.)

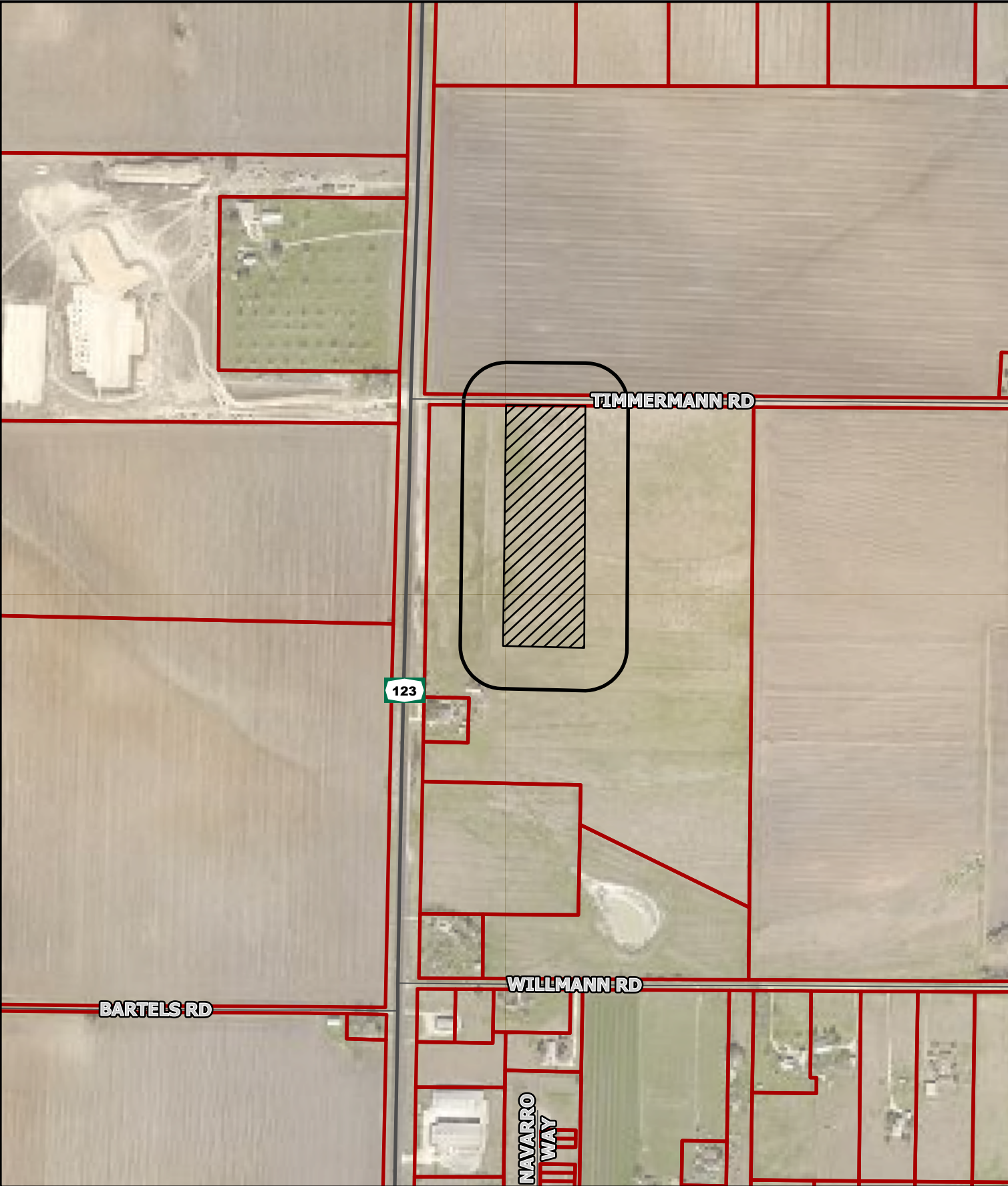
Traffic due to the increase in density. Traffic requirements will be determined during the TIA review of the development process.

### **TRAFFIC (STREET FRONTAGE & ACCESS):**

This site can be accessed from both Timmermann Rd and N State Highway 123. Any proposed cross access points from adjacent tracts will required review and approval from the city and to be dedicated during the platting process.

LOCATION MAP

ZC 12-25 SE Corner of N SH 123 & Timmermann Rd.



This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.

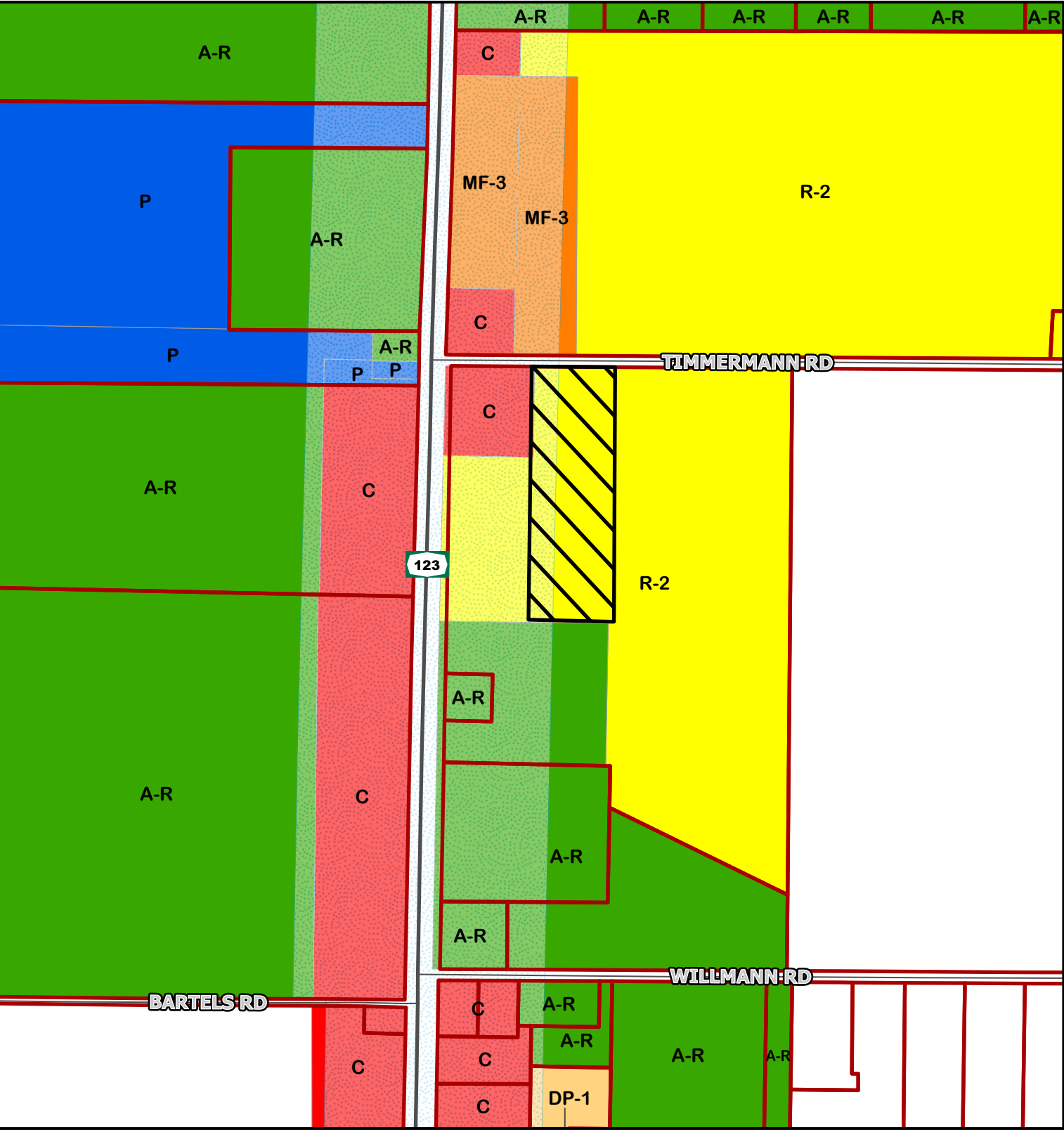
 Site Location

1 inch = 600 feet

Printed: 3/13/2025

ZONING MAP

ZC 12-25 SE Corner of N SH 123 & Timmermann Rd.



- |                      |                          |                          |                             |                              |
|----------------------|--------------------------|--------------------------|-----------------------------|------------------------------|
| Agricultural - Ranch | Light Industrial         | Manufactured Home Park   | Single Family Residential 1 | Zero Lot Lines               |
| Commercial           | Manufactured-Residential | Neighborhood Commercial  | Single Family Residential 2 | Corridor Overlay Districts   |
| Duplex 1             | MultiFamily 1            | None                     | Rural Residential           | Downtown Historical District |
| Duplex 2             | MultiFamily 2            | Public                   | ROW                         |                              |
| Industrial           | MultiFamily 3            | Planned Unit Development | Suburban Residential        |                              |

This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.



Site Location



Parcel

1 inch = 600 feet

Printed: 3/13/2025

