



# City of Seguin

210 E. Gonzales Street  
Seguin TX, 78155

## Public Meeting Agenda Planning & Zoning Commission

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Tuesday, April 8, 2025

5:30 PM

Council Chambers

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1. **Call To Order**

2. **Roll Call**

3. **Approval of Minutes**

[25-219](#)

Approval of the Planning and Zoning Commission Minutes of the March 11, 2025 Regular Meeting.

**Attachments:** [3.11.25 PZ Meeting Mins draft](#)

4. **Public Hearings and Action Items**

a. [SUP 03-25](#)

Public hearing and possible action on a Specific Use Permit request to allow an Outdoor Entertainment Venue (Large) in a Commercial (C) zoning district for the property located at 225 N. Saunders St., Property ID: 46175, (SUP 03-25).

**Attachments:** [SUP 03-25 Staff Report & Maps](#)  
[Proposed site plan from applicant](#)

b. [ZC 05-25](#)

Public hearing and possible action on a request for a zoning change from Single-Family Residential (R-1) to Commercial (C) for the property located at 218 N Vaughn Ave., Property ID: 46260, (ZC 05-25)

**Attachments:** [ZC 05-25 Staff Report and Maps](#)

c. [ZC 06-25](#)

Public hearing and possible action on a request for a zone change from Suburban Residential (S-R) to Commercial (C) for the property located at 3511 N. Austin St., Property ID 191373, (ZC 06-25)

**Attachments:** [ZC 06-25 Staff Report & Maps](#)

d. [ZC 07-25](#)

Public hearing and possible action on a request for a zoning change from Single Family Residential (R-1) to Neighborhood Commercial (NC) for the property located at 902 N. Austin St., Property ID 22854, (ZC 07-25)

**Attachments:** [ZC 07-25 Staff Report & Maps](#)

- e. [ZC 08-25](#) Public hearing and possible action on a request for a zoning change from Public (P) to Multi-Family Low Density (MF-1) for the property located at the 700 block of Jefferson Ave., Property ID: 108755 (ZC 08-25)  
**Attachments:** [ZC 08-25 Staff Report and Maps](#)
- f. [ZC 09-25](#) Public hearing and possible action on a request for a zone change from Duplex High Density (DP-2) to Commercial (C) for property located on W. Court St., Property ID 52986, (ZC 09-25)  
**Attachments:** [ZC 09-25 Staff Report & Maps](#)
- g. [ZC 10-25](#) Public hearing and possible action on a request for a zoning change from Commercial (C) to Single-Family Residential (R-1) for the property located at 1022 Tabernacle St., Property ID: 38451, (ZC 10-25).  
**Attachments:** [ZC 10-25 Staff Report & Maps](#)
- h. [ZC 11-25](#) Public hearing and possible action on a request for a zoning change from Agricultural Ranch (A-R) and Single-Family Residential (R-2) to Commercial (C) for the property located at the SE Corner of State Hwy 123 & Timmermann Rd., Property ID(s): 52343 & 172675, (ZC 11-25)  
**Attachments:** [ZC 11-25 Staff Report & Maps](#)  
[Layout for zoning change request](#)
- i. [ZC 12-25](#) Public hearing and possible action on a request for a zoning change from Single-Family Residential (R-2) to Multi-Family High Density (MF-3) for the property located at the SE Corner of State Hwy 123 & Timmermann Rd., Property ID: 52343, (ZC 12-25).  
**Attachments:** [ZC 12-25 Staff Report & Maps](#)  
[Layout for zoning change request](#)
5. **Adjourn**

I certify that the above notice of meeting was posted in the Display Case in front of the Municipal Building, 210 E. Gonzales Street of the City of Seguin, Texas on the 3rd day of April, 2025 at 10:00 a.m. Said place is readily accessible to the General Public.

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Francis Serna  
Recording Secretary

The City of Seguin is committed to compliance with the Americans with Disabilities Act (ADA). Reasonable accommodations and equal access to communications will be provided to those who provide notice to the City Secretary at (830) 401-2468 at least 48 hours in advance. This meeting site is accessible to disabled persons.



Meeting Minutes

Planning & Zoning Commission

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Tuesday, March 11, 2025

5:30 PM

Council Chambers

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Public

1. Call To Order

The City of Seguin Planning and Zoning Commission met in a Regular Meeting on March 11, 2025 at 5:30 p.m. at the City Council Chambers, 210 E. Gonzales Street, Seguin, Texas. Chair Felty presiding over the meeting.

2. Roll Call

**Present:** 8 - Vice Chair Eddie Davila, Chairperson Patrick Felty, Tomas Hernandez Jr, Bobby Jones III, Joseph Pedigo, Kelly Schievelbein, Pete Silvius, and Wayne Windle

**Absent:** 1 - Yesenia Rizo

3. Approval of Minutes

25-142

Approval of the Planning and Zoning Commission Minutes of the February 11, 2025 Regular Meeting.

Indexes:

A motion was made by Commissioner Schievelbein, seconded by Commissioner Pedigo, that the February 11, 2025 Planning & Zoning Commission Meeting Minutes be approved. The motion carried by a unanimous vote.

**Aye** 8 - Vice Chair Davila, Chairperson Felty, Hernandez, Jones III, Pedigo, Schievelbein, Silvius, and Windle

4. Public Hearings & Action Items

SUP 01-25

Public hearing and possible action on a request for a Specific Use Permit for Auto Servicing in the Downtown Historic District for the property located at 420 N. Austin St., Property ID: 13522, (SUP 01-25)

Indexes:

Kyle Warren presented the staff report. He stated that the applicant is proposing an auto repair and service operation for window tinting in the Downtown Historic District. The business will operate on the back of the Weyel Building facing Camp St. The stated that auto servicing is permitted in the Downtown Historic District with an approved Specific Use Permit (SUP). In addition, no work will be allowed outdoors and



there are no parking requirements in the Downtown Historic District. Mr. Warren stated that the request is compatible with the surrounding land uses and zoning. He stated that the property is in the Downtown Core Future Land Use Plan. He explained that properties in the Downtown Core should have small to no front setback and occupy most of the lot to encourage density, walk ability, and strong fiscal performance. Centralized parking will discourage sprawling individual lots and increase visual presence along each block. He said noise and vibration could be a possible concern. Staff recommended approval with the conditions that no outside storage/parking of any vehicles that have been serviced in the city right of way; bay doors must remain closed; the hours of operation be Monday through Friday, 8:30 am - 6:00 pm and Saturday 8:30 am - 3:00 pm; operation is limited to window tinting and car audio installation. No letters in support or opposition were received. Mr. Warren stated the only possible issue would be vibration from the audio testing.

The Commission asked about the fumes from removal of the window tinting and signs on Austin Street.

The regular meeting recessed, and a public hearing was held. Andrew Salazar, 420 N. Austin addressed the question regarding fumes. He said they use a streamer and there will not be any use of hazardous materials. Mr. Salazar stated there will not be any signs on Austin Street. He said the building will be off of Camp Street. Chair Felty asked they will have any advertising signs. Mr. Salazar stated there will be one on Camp and one on Austin Street. The bays are off of Camp Street and business will be by appointment only. Commissioner Davila suggested amending one of the conditions to read No outside storage/parking of any vehicles that are scheduled for or have been serviced in the city right of way. There being no additional responses from the public the regular meeting reconvened for action.

**A motion was made by Vice Chair Davila, seconded by Commission Schievelbein, that SUP 01-25 be approved with conditions stated by staff and the amendment to the conditioned that No outside "any vehicles that are scheduled or have been serviced" in the city right of way.**

**The motion carried by the following vote:**

**Aye** 8 - Vice Chair Davila, Chairperson Felty, Hernandez, Jones III, Pedigo, Schievelbein, Silvius, and Windle

### [SUP 02-25](#)

Public hearing and possible action on a request for a Specific Use Permit to allow for an automotive collision and restoration facility in commercial zoning located at 417 N. Camp St., Property ID: 13519 (SUP 02-25)

#### Indexes:

Melissa Zwicke, Planner presented the staff report. She stated that the applicant is proposing to use the site for an automotive collision and restoration facility. She explained that the applicant is proposing a paint booth, mixing room, and an office within the shop. She stated the dimensions of the garage area are approximately 3,910 sq.ft. and the covered area is approximately 1,740 sq.ft. that the business will utilize. The applicant is proposing 2-4 employees with the hours of operation Monday through Saturday from 8 am to 5 pm. Ms. Zwicke pointed out the existing 7-foot tall wooden privacy fence on the south side of the property and a partial wooden fence on the north side. The applicant is proposing to completely fence off the parking behind the service area. She added that the property was formerly VA Electric Contractors. The property has also had three other auto repair shops at the location; all received an approved Specific Use Permit (SUP) with conditions to operate.

*She pointed that the UDC requires an approved SUP for an auto repair shop to operate in the Downtown Historic District. The UDC also requires the screening of activities from the public right-of-way and adjacent to single and two-family residential uses. The number of vehicles that can be stored overnight, storage of wrecked vehicles or dismantled vehicles, and the maximum number of days a vehicle can be stored on the property.*

*Ms. Zwicke stated the zoning and land use is compatible with the surrounding uses. The property is in the Town Core Community District which encourages economic revitalization and strategic development while providing direction for appropriate land use that will enhance the character of the downtown area.*

*She stated that the location of the proposed development meets the criteria required for the approval of a Specific Use Permit with the conditions that -Screening will comply with the 6 ft privacy fencing/screening around the entire perimeter of the site as recommended by City Staff; As required by UDC, no vehicle retained for repairs may be stored for more than sixty (60) days from the date the vehicle is accepted for repairs; Public streets or any portion of the City ROW may not be used at any time for storage or parking of cars being kept for repairs; The area between the fence and the garage should be free of trash and vehicle parts; All work shall be conducted within the enclosed structure (the garage); Trash receptacles and collection bins shall be screened from public view; Vehicles awaiting repair shall be stored in, or behind the main structure, or otherwise screened from view from the public ROW of all four surrounding streets. Screening shall meet city standards; At the close of business, all vehicles kept on site must be screened from public view; All waste oil or petroleum storage equipment, facilities, parts and supplies storage including barrels shall be kept and screened from public view; No more than two vehicles per bay or repair/inspection station that have been accepted for repairs by the repair, paint or body shop may be stored/parked outside after regular business hours; All wrecked or dismantled vehicles must be stored in an enclosed building or completely enclosed behind a minimum six-foot solid screening fence and Bay doors fronting N. Camp St. shall remain closed during business hours. She advised that no letters of opposition or in support were received.*

*The Commission briefly discussed business hours and HVAC system.*

*The regular meeting recessed, and a public hearing was held. Victor Magallanes, applicant, 621 N. Austin was available for questions. The Commission asked about noise, fume and fire suppression. Mr. Magallanes stated that there will not be loud banging noises due to modern technology that will be in use. He stated that the painting chemicals are stored in the paint mixing room with fire suppression by State and City Ordinance. he explained that the fumes are OSHA regulated. The Commission asked about the bays for circulation. Mr. Magallanes stated that the two bays facing Camp will be closed and the two doors facing the yard will remain open. There being no responses from the public the regular meeting reconvened for action.*

*The Commission discussed including the hours of operation in the conditions and suggested amending the hours of operation from 8 am to 6 pm. Mr. Magallanes stated that working hours are 8-5 but the extra hour would allow clients to pick up vehicles after they get off work.*

**A motion was made by Vice Chair Davila, seconded by Commission Jones, that SUP 02-25 be approved with the conditions provided by staff and include the business hours are limited to Monday through Saturday, 8 am to 6 pm. The**

**motion carried by the following vote:**

**Aye** 8 - Vice Chair Davila, Chairperson Felty, Hernandez, Jones III, Pedigo, Schievelbein, Silvius, and Windle

[ZC 02-25](#)

Public hearing and possible action on a request for a zoning change from Single Family Residential (R-1) to Duplex High Density (DP-2) for the property located at 805 N. Olive St., Property ID: 16480, (ZC 02-25)

**Indexes:**

*Melisa Zwicke presented the staff report. She stated that the applicant is requesting to rezone the lot to Duplex High Density (DP-2) in order to build a duplex. The property is lot 21 in the Blumberg Subdivision, which was platted in 1912. The lot has its original zoning from 1989.*

*Ms. Zwicke added that the lot is in an established neighborhood, with most of the properties being zoned Single Family Residential. Ms. Zwicke pointed out that there are at least 6 existing non-conforming duplexes in the area as well as four other properties zoned DP-1.*

*Ms. Zwicke stated that the property meets the criteria for a zone change request. The future land use plan puts much of the area in the Traditional Residential District of the FLUP. Traditional Residential zoning is supportive of a range of housing types and densities, including duplexes. The property is compatible with other land uses and zoning in the area which follows a logical and orderly pattern, given the other non-conforming and conforming duplexes in the area. There are no adverse impacts, public health, or safety concerns identified for the property.*

*Ms. Zwicke stated that the property also meets the standard minimum lot frontage and minimum lot depth required for Duplex (DP-2) zoning. She explained that the lot frontage of 70 feet restricts the number of units that can be placed on the property to two units, which is one duplex. The off-street parking requirements are two parking spaces for each dwelling. Therefore, four parking spaces will be required for one duplex.*

*She advised the Commission that staff received 5 letters of opposition to the request. All the letters stated that they did not feel duplex zoning is compatible with the area. They are concerned that property owners of other vacant lots in the area may consider duplex zoning as well. They also felt that the integrity of the roads and drainage could be compromised. Ms. Zwicke verified that duplex zoning is compatible with the current surrounding land uses as well as the FLUP. She pointed out that the traffic generated from DP-2 zoning will not have a significant impact on the street, nor will the drainage. She said the DP-2 standards allow for a maximum of 60% impervious cover, which is the same allowable amount for Single Family Residential.*

*The Commission asked about the facade of the duplex and if it was in the Historical District. The Commission also asked how many vacant lots are in the area.*

*The regular meeting recessed, and a public hearing was held. The property owners, Paul and Rachel Reese, were present. They stated that they would like to build a duplex to live in and possibly rent the other unit or keep it open for visiting family.*

*Henry Deangelis, 922 E. Humphreys St. stated he opposes the request because he*

*feels a duplex or rental would not be compatible in the area. Kenny Smith, 766 N. Olive St., opposes the request because he also feels that a duplex would not be compatible with the area.*

*There being no additional responses from the public, the regular meeting reconvened for action.*

**A motion was made by Commissioner Pedigo, seconded by Commissioner Hernandez, that the zoning change from Single Family Residential (R-1) to Duplex High Density (DP-2) be recommended for approval. The motion carried by the following vote:**

**Nay** 1 - Jones III

**Aye** 7 - Vice Chair Davila, Chairperson Felty, Hernandez, Pedigo, Schievelbein, Silvius, and Windle

### [ZC 04-25](#)

Public hearing and possible action on a request for a zoning change from Commercial (C) and Single-Family Residential (R-1) to Neighborhood Commercial (NC) zoning for the property located 905 W. Court St., Property ID: 46106, (ZC 04-25)

#### Indexes:

*Kyle Warren presented the staff report. He said that the applicant is proposing to bring the existing use of a single-family residence into conformity, while still having the ability to convert the property to commercial use in the future. The zone change would also unify a lot that is currently split zoned Commercial and Single-Family Residential. He explained that the property is a 1.42-acre lot surrounded by single family residential and commercial zoning types. The property is in the Traditional Neighborhood of the FLUP which supports Neighborhood Commercial zoning. The access to the property is at the intersection of Court Street and Short Avenue. No health, safety or general welfare issues were identified.*

*Mr. Warren stated that the request is consistent with the FLUP and follows a logical and orderly pattern with surrounding properties being zoned Commercial and Single Family residential as well.*

*No public comment letters received in favor or against.*

*Commissioner Felty asked if the applicant could do an apartment on the second floor of the existing house, if it were to change to commercial use. Mr. Warren stated they could but would need to meet the building and fire code if done.*

*Commissioner Silvius asked for clarification on what the applicant would need to do if they were to build an accessory dwelling in Neighborhood Commercial zoning. Mr. Warren responded that a Specific Use Permit would be required if the applicant were to do an accessory dwelling, which would also need the Planning and Zoning Commission's approval.*

*The regular meeting recessed, and a public hearing was held. The applicant, Yvonne Sifuentes stated that she is requesting a zone change to allow for a martial arts training studio. She said she would also like to live on the property as well, and knew she would need to come back to the Planning and Zoning Commission for a SUP for an accessory dwelling. There being no additional responses from the public the regular*

*meeting reconvened for action..*

**A motion was made by Vice Chair Davila, seconded by Commissioner Jones III, that the zoning change to Neighborhood Commercial (NC) be recommended for approval. The motion carried by the following vote:**

**Aye** 8 - Vice Chair Davila, Chairperson Felty, Hernandez, Jones III, Pedigo, Schievelbein, Silvius, and Windle

## [25-153](#)

Public Hearing and possible action on the proposed addition of Chapter 6-Sign Regulations to the Unified Development Code (UDC) to replace the current sign regulations in Chapter 82 of the Code of Ordinances.

### Indexes:

*Pamela Centeno, Director of Planning & Codes presented the proposed addition of Chapter 6 to the UDC sign Regulations. She pointed out the sign regulations were drafted based on the input received and a copy of the proposed regulations were posted on the City's website following the February 11th Planning & Zoning Commission meeting. She stated that staff has made a few minor revisions and has added photographs of signs to the draft. Staff asked the Commission for approval the proposed addition of Chapter 6 to the Unified Development Code so the ordinance can be prepared for City Council consideration.*

*The Commission and staff discussed the specific regulations for permanent and temporary signs as well as the regulations for signs in the Downtown Historic District. The Commission suggested minor edits to the temporary signs in the Downtown Historic District, specifically the number of temporary signs allowed and the size of real estate signs.*

*The regular meeting recessed, and a public hearing was held. There being no responses from the public the regular meeting reconvened for action.*

**A motion was made by Commissioner Silvius, seconded by Commissioner Pedigo, that the addition of Chapter 6 Signs regulations to the Unified Development Code (UDC) to replace the current sign regulations in Chapter 82 of the Code of Ordinances with staff recommendations and changing the number of decorative signs allowed to 1 per 100' of frontage for commercial zoned lots and one per lot for all other zoning districts; changing "pennant" flags to "feather" flags in the chart for temporary signs in the Downtown Historic District; allowing one sign per business /tenant for banners, inflatable, feather flags, and portable signs in the Downtown Historic District; and increasing the maximum size of real estate signs in the Downtown Historic District from 15 sq. ft. to 16 sq. ft. be recommended for approval. The motion carried by the following vote:**

**Aye** 8 - Vice Chair Davila, Chairperson Felty, Hernandez, Jones III, Pedigo, Schievelbein, Silvius, and Windle

**5.    Adjournment**

There being no further discussion before the Planning and Zoning Commission,  
the meeting adjourned at 7:27 p.m.

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Patrick Felty, Chair  
Planning & Zoning Commission

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Francis Serna  
Recording Secretary



## PLANNING & CODES

**SUP 03-25**  
**225 N Saunders St.**  
**Specific Use Permit**

**Applicant:**

Nb Capital LLC  
1259 Loop 337 Ste 300  
New Braunfels, TX 78130

**Property Owner(s):**

Nb Capital LLC  
1259 Loop 337 Ste 300  
New Braunfels, TX 78130

**Property Address/Location:**

225 N Saunders St.  
Seguin, Texas 78155

**Legal Description:**

LOT: 3 & 4; N 45 of 1; Pt of 2  
BLK: 1051 & 0.316 acres of  
Taylor St ADDN: West Old  
Burgess School  
Property ID: 46175

**Lot Size/Project Area:**

2.257 Acres

**Future Land Use Plan:**

Downtown Core

**Notifications:**

Mailed: March 26, 2025  
Published: March 23, 2025

**Comments Received:**

None at time of publication

**Staff Review:**

Shelly Jackson  
Assistant Director

**Attachments:**

- Location Map
- Zoning Map
- FLUP Map
- Documents from SUP Submittal

**REQUEST** Specific Use Permit (SUP) to allow for an Outdoor Entertainment Venue (Large) located at 225 N Saunders St.

**ZONING AND LAND USE:**

	Zoning	Land Use
<b>Subject Property</b>	C	Seguin Schoolyard
<b>N of Property</b>	P	City of Seguin (Police Dept)
<b>S of Property</b>	C	Residence
<b>E of Property</b>		N Guadalupe St
<b>W of Property</b>	C & R1	Nb Capital (Parking lot), Residence

**SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:**

The applicant wishes to use the existing site for an outdoor entertainment venue. The site was converted into a mixed use space for a variety of local businesses, and has a large outdoor beer garden area and stage for live music, movies and other entertainment. The beer garden is approximately 30,000 SF (0.7 acre). The applicant is proposing to utilize the beer garden as an outdoor entertainment venue that could potentially occupy 150 people or more with a maximum of 1168 attendees. The applicant stated that 12 employees will be present during operating hours along with security officers for larger events as required by the Fire Marshal (*Public Safety & Event Management Plan*).

Staff find the location of the proposed development meets the criteria required for the approval of Specific Use Permits as set out in the UDC Chapter 2, Section 2.51. with the following conditions:

**Planning Department Recommendation:**

	Approve as submitted
<b>X</b>	Approve with conditions or revisions as noted
	Alternative
	Denial

- This permit may be revoked if there is a breach of any of the material terms herein including, but not limited to, public disturbances, failure to maintain police protection, or failure to maintain the number of available parking spaces.
- This permit shall apply only to this location.
- This permit may not be transferred to another person or entity.
- The maximum number of attendees will be 1168.
- For an event with 1168 attendees, security will be required and will only monitor inside the fenced venue.
- Business Hours: Mon - Fri: 3:00pm – 11:00pm; Sat - Sun: 11am – 12:00am.

- The City of Seguin will allow the public parking garage, county tax office parking lot, and the public parking lot located on Donegan Street to count toward the parking requirements. If, at any time, Guadalupe County revokes the use of the public parking garage, county tax office parking lot, and the public parking lot located on Donegan Street for these events, additional parking plans shall be submitted to ensure adequate parking per the minimums.
- The required off-street parking shall be calculated as one space per 4 seats (tickets) plus 1 space per employee. Illustrations/maps of the designated parking areas for spectators shall be made available and distributed through social media, websites, etc. The maps shall be made available for each event.

**SITE DESCRIPTION:** The site was formerly The Backyard. The Backyard held ticketed concerts at this location; which were permitted under an Outdoor Festival Permit with conditions to operate.

- A 6-foot privacy fence has been installed surrounding the subject property.
- The stage and sound projection are facing east designed to project sound away from the residential properties. The applicant will have an onsite sound technician that will monitor the noise levels throughout the events to ensure code compliance.
- Guests will have access to 5 indoor restrooms and hand washing stations. For larger events, portable restrooms and hand washing stations will be provided by a 3<sup>rd</sup> party company. The minimum number of fixtures shall meet the requirements in Section 2902 of the International Plumbing Code.
- A parking lot owned by the applicant is located to the west of the subject property that provides approximately 41 spaces ( $41 \times 4 \text{ people} = 164$ ). Other parking areas are open to the public 24 hours a day, owned by Guadalupe County, and are available to serve as overflow parking; parking garage = 189 spaces, public parking lot on Donegan St = 25 spaces, and tax office parking lot = 37 spaces ( $251 \times 4 \text{ people} = 1004$ ). The applicant plans to partner with ride sharing companies to reduce parking and encourage attendees to carpool.
- The property entrance for attendees is located on N Saunders St through a gate. There are two other locations for ingress-egress: southwest corner and northeast corner of the property.

**CODE REQUIREMENTS:**

According to Section 3.4.3 Land Use Matrix of the Seguin Unified Development Code, an outdoor entertainment venue (large) located on commercial zone property requires a Specific Use Permit. The outdoor entertainment will also be required to meet the noise regulations per Section 46.253 of the Code of Ordinances. Due to the site being within 100 feet from a residential property, the maximum permissible decimal level is limited to 85 decibels during daytime hours (8:00am – 10:00pm) and 75 decibels during nighttime hours (10:00pm – 8:00am).

**COMPATIBILITY WITH SURROUNDING LAND USES & ZONING:**

The zoning is compatible with the surrounding zoning to the north and east of the property. However, to the west is a single-family zone property and to the south is a residence located on a commercial zone property.

**COMPREHENSIVE PLAN**

The property is within the Downtown Core Community District. The intent of this future land use district is to encourage economic revitalization and strategic development while providing direction for appropriate land use that will enhance the character of the downtown area. Commercial is an appropriate use in this future land use district.

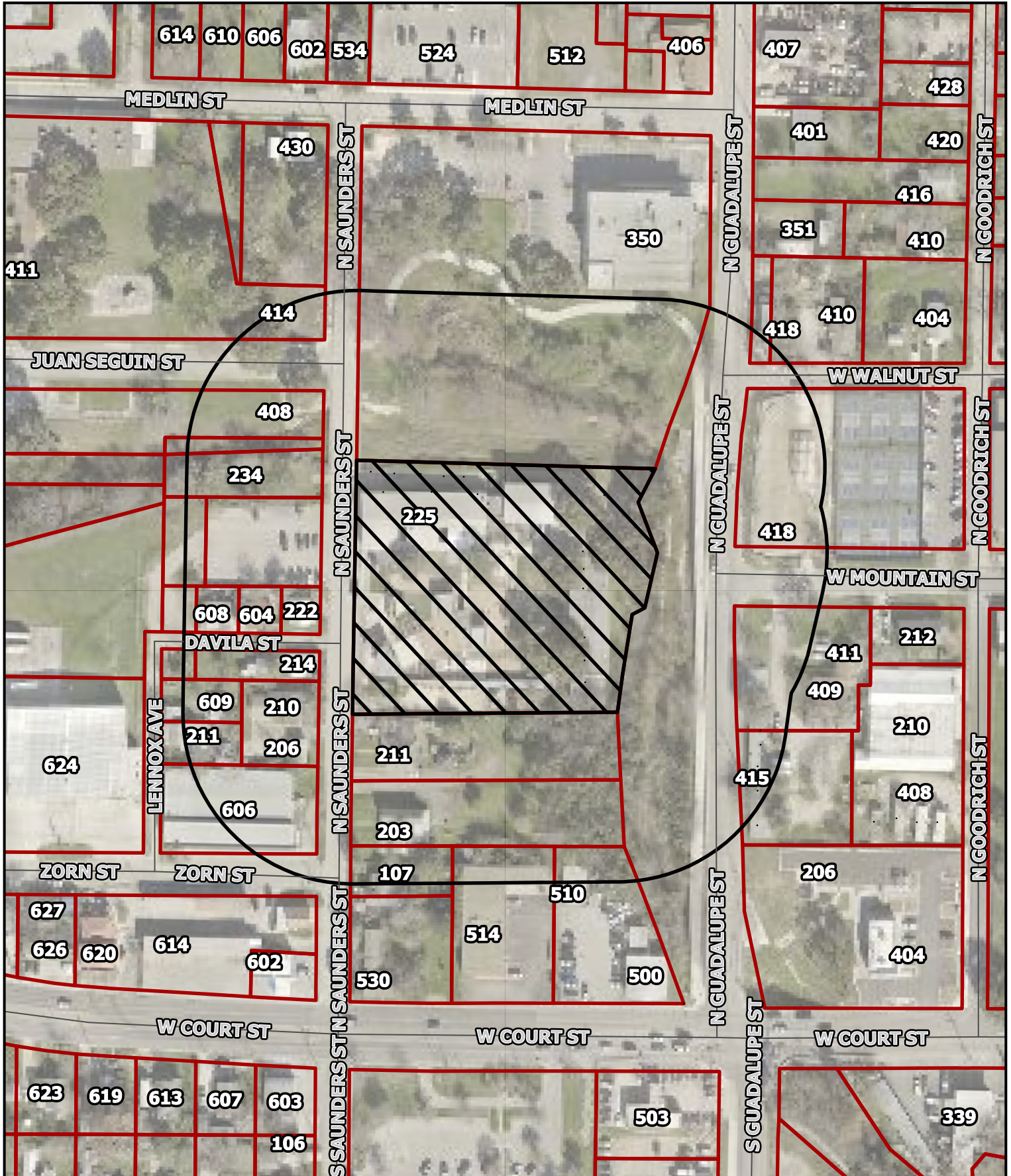
**TRAFFIC (STREET FRONTAGE & ACCESS):**

The property can be accessed from N. Saunders St.



# LOCATION MAP

SUP 03-25 225 N. Saunders St.



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.



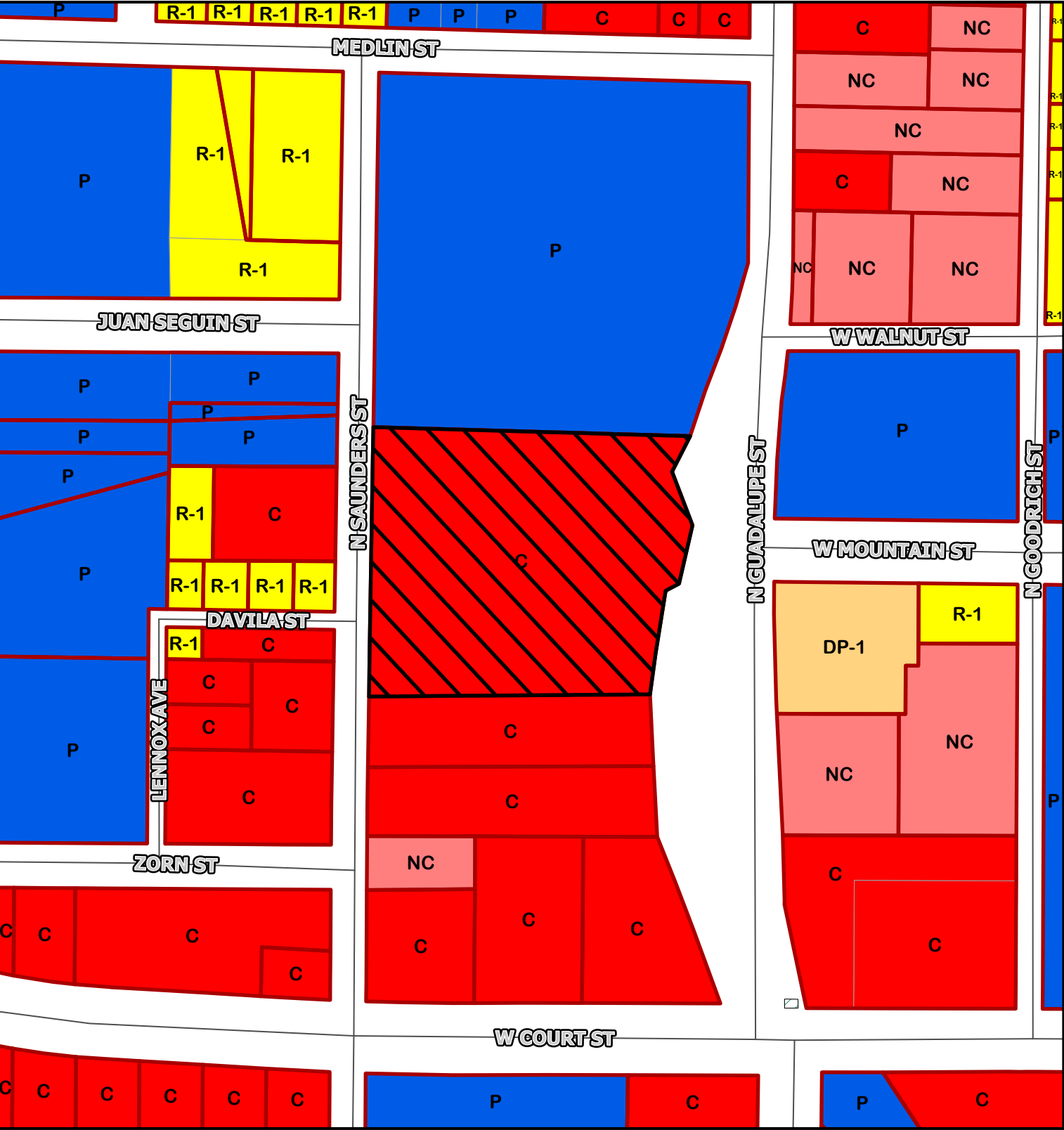
- Site Location
- 200' Buffer
- Parcel

1 inch = 150 feet

Printed: 3/14/2025

ZONING MAP

SUP 03-25 225 N. Saunders St.



- |                      |                          |                          |                             |                              |
|----------------------|--------------------------|--------------------------|-----------------------------|------------------------------|
| 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        |                              |

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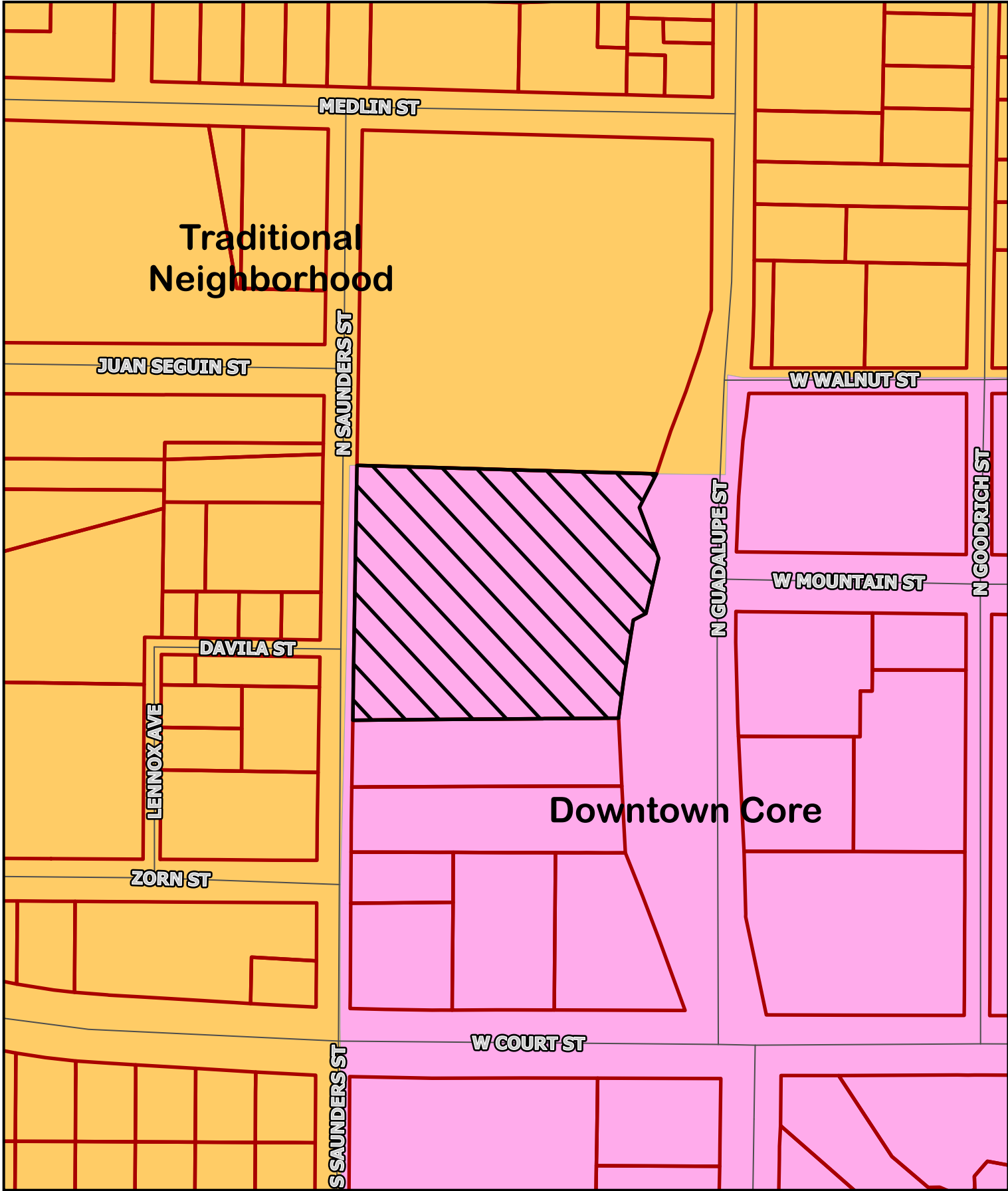
Site Location



Parcel

1 inch = 150 feet

Printed: 3/14/2025



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Site Location



Parcel

1 inch = 150 feet

Printed: 3/14/2025



**General information or data requirements to be shown directly on site plan**

Name of development **Seguin Schoolyard**

Purpose of the development – specific use **Indoor & Outdoor restaurant and bar to include outdoor music and concerts**

Number of employees **12**

Hours and Days of Operation **Monday-Friday 3pm-11pm & Saturday-Sunday 11am- Midnight**



**2. Specific data requirements to be shown directly on site plan**

a. Present zoning classification of property **Commercial**

b. Total area of property in acres **2.6**

c. Location of all existing and/or proposed structures (building footprints or envelopes) **See attached photo of site as it exists today**

d. Notation of maximum building height for each structures **All structures are one story with roughly 12ft roofs. Stage is 20 ft**

e. Location of off-street parking area(s), showing all parking to include ADA **See attached**

f. Location of all ingress-egress to property **See attached**

g. Percent of maximum lot coverage **As this is an existing building it is estimated at roughly 25% of the total lot**

h. Percent of on-site landscaping and a landscaping plan to identify location, type, and size of all landscaping materials **Landscaping is already in place as this is an existing business**

i. Location of all public and private streets in and around property and location of sidewalks **See attached**

j. Location of any public utility easements, utility lines, and firelanes within the property boundaries **None that we are aware of**

k. Location, type and height of all exterior signs (provide sign details) **None**

l. Location of all fencing and/or screening (to include height, materials, etc. ) **6 ft privacy fence is already installed surrounding property**



## PLANNING & CODES

ZC 05-25 Staff Report  
218 N Vaughn Ave.  
R-1 to C

**Applicant:**

Arnold Ochoa  
Varsity Real Estate LLC  
956 W Court St.  
Seguin, TX 78155

**Property Owner:**

Varsity Real Estate LLC

**Property Address/Location:**

218 N Vaughn Ave.  
Seguin, TX 78155

**Legal Description:**

LOT: 15 BLK: 1057 ADDN:  
WEST  
Property ID: 46260

**Lot Size/Project Area:**

.26 Ac.

**Future Land Use Plan:**

University Center

**Notifications:**

Mailed: March 26, 2025  
Newspaper: March 23, 2025

**Comments Received:**

None at publication

**Staff Review:**

Kyle Warren  
Planner

**Attachments:**

- Location Map
- Existing Zoning Map
- Future Land Use Plan Map

**REQUEST:**

A Zoning Change request from Single Family Residential (R-1) to Commercial (C).

**ZONING AND LAND USE:**

	Zoning	Land Use
<b>Subject Property</b>	R-1	Single-family home
<b>N of Property</b>	R-1	Single-family home
<b>S of Property</b>	C	Varsity Inn Bar/Sonic
<b>E of Property</b>	R-1	Single-family home
<b>W of Property</b>	R-1	Single-family home/open space

**SUMMARY OF STAFF ANALYSIS:**

The property, located at 218 N Vaughn Ave., is currently zoned Single Family Residential. The applicant is proposing to rezone the lot to Commercial (C). The applicant is the owner of The Varsity Inn that sits directly to the south. With the approval of the zone change, the applicant plans to replat the lot with the 956 W Court to expand the parking for Varsity Inn.

**CRITERIA FOR ZONING CHANGE:**

**Consistency with the future land use plan** –The University Center classification encompasses this area; it is supportive of regional Commercial when compatible in scale with the surrounding developments.

**Compatible with existing and permitted uses of surrounding property**- There are commercial properties to the south of this location, namely Varsity Inn and Sonic. The property is adjacent to Single-Family Residences to the north, west, and across Vaughn Ave. These zoning types are occasionally seen adjacent this close to major throughfares (in this case Court Street).

**Adverse impact on surrounding properties or natural environment** – An increase of traffic to the property and a potential increase in noise are possible if the property becomes commercial.

**Proposed zoning follows a logical and orderly pattern** – Though the property is adjacent to R-1 (Single-Family Zoning) on three sides, it is not uncommon this close to major throughfares (in this case Court Street).

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

## **PLANNING DEPARTMENT ANALYSIS**

### **SITE DESCRIPTION**

This site was zoned R-1 in 2015 (ZC 23-15) from its original zoning of Mixed. It is lot 15 of block 1057 of the West addition. The lot dimensions meet the minimum requirements for Commercial zoning. The lot frontage is 72' and the lot depth is 154'. The minimum lot frontage requirement for Commercial zoning is 50' and the minimum lot depth is 100' with 6,000 square feet of area for an internal lot.

### **CODE REQUIREMENTS:**

According to the UDC Section 3.4.3 Land Use Matrix, Single-Family Residential zoning significantly limits anything other than new and existing single-family dwellings. To expand the parking lot of Varsity Inn the property would need to be zoned Commercial

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

The Surrounding uses are both commercial and residential. The properties directly to the north and west are zoned single family residential as well as across Vaughn Ave. All the properties have single family homes on them. The properties south are both zoned commercial and are commercial in use. As mentioned previously, these zoning types of Single-Family Zoning and Commercial Zoning are often seen adjacent this close to major throughfares

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

No health, safety and general welfare issues have been identified.

### **COMPREHENSIVE PLAN (The Future Land Use Plan):**

The property is in the University Center of the Future Land Use Plan. The plan states- "Consideration should be given to developing approaches that help foster a stronger "town-and-gown" relationship, where the University's character and culture integrate with Seguin's communities to form a mutual identity."

The University Center classification is supportive of regional Commercial when compatible in scale with the surrounding developments.

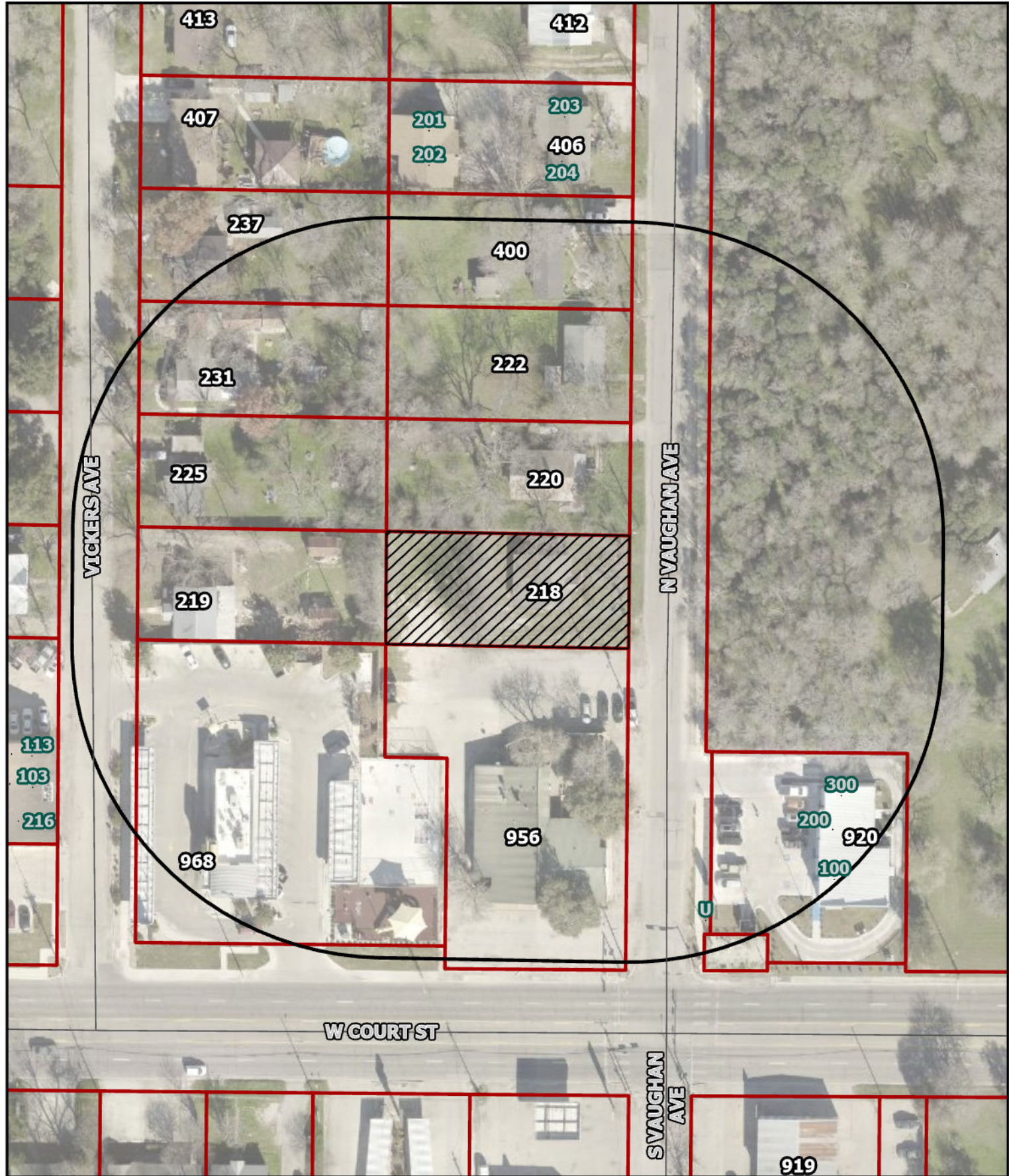
### **TRAFFIC (STREET FRONTAGE & ACCESS):**

The lot has a frontage and access on N Vaughn Ave., a city street.



# LOCATION MAP

ZC 05-25 218 N VAUGHN AVE.



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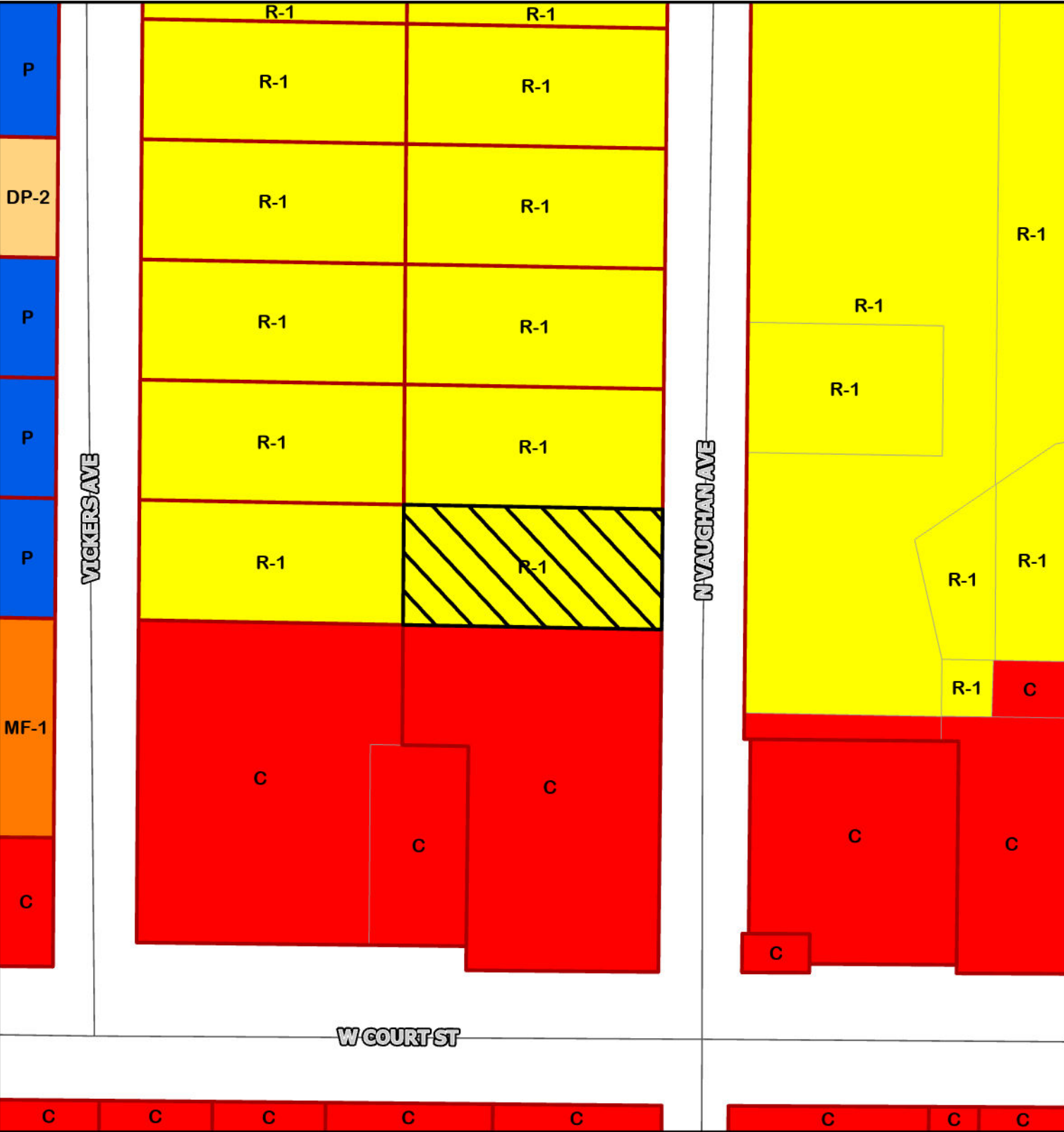
 Site Location

1 inch = 81 feet

Printed: 3/14/2025

ZONING MAP

ZC 05-25 218 N VAUGHN AVE.



- |                      |                          |                          |                             |                              |
|----------------------|--------------------------|--------------------------|-----------------------------|------------------------------|
| 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        |                              |

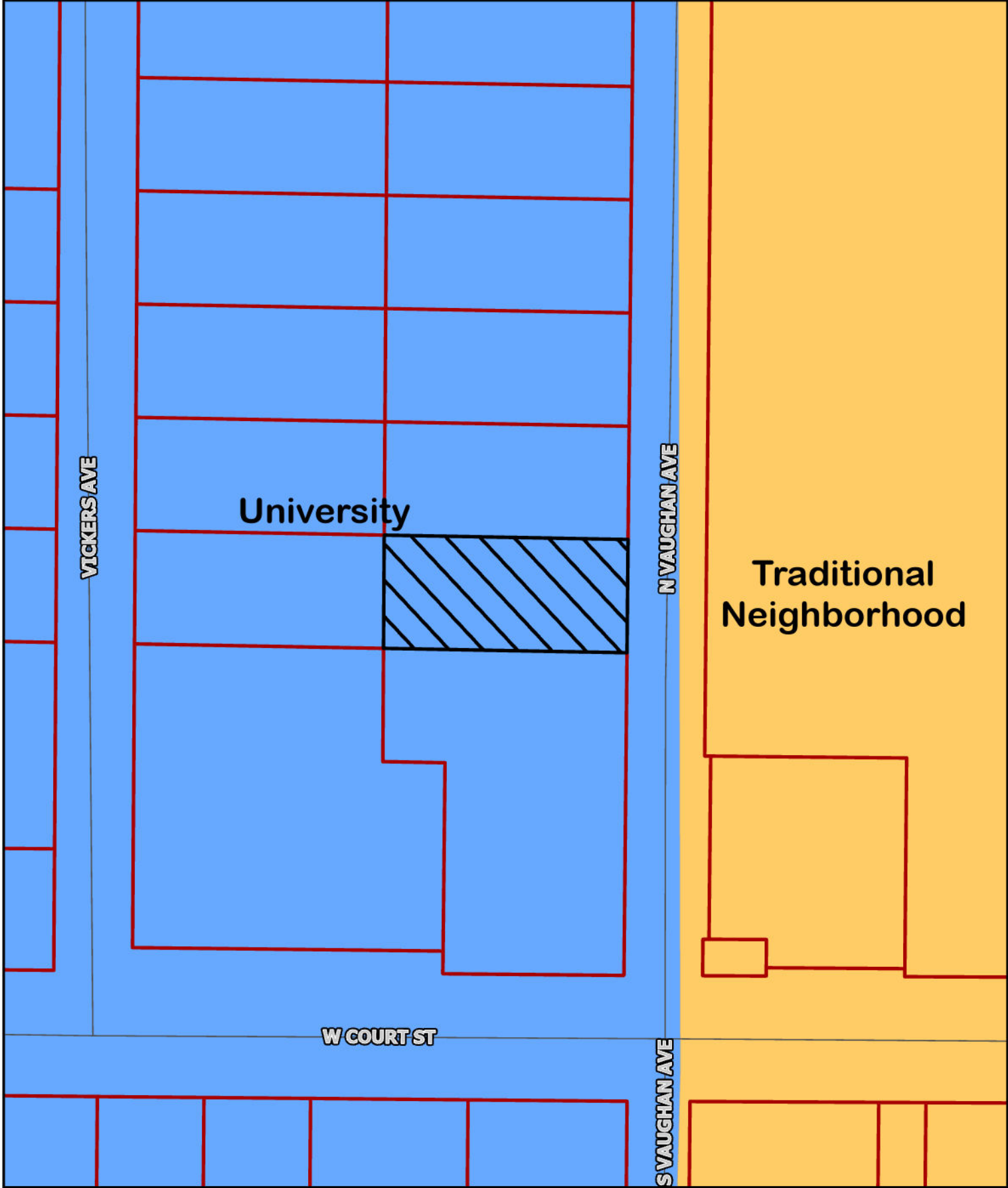
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Site Location

Parcel

1 inch = 81 feet  
Printed: 3/14/2025





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**Site Location**

**Parcel**

1 inch = 81 feet  
Printed: 3/14/2025



## PLANNING & CODES

ZC 06-25 Staff Report  
3511 N. Austin St.  
S-R to C

**Applicant:**

BMM Partners LLC  
6162 Akin Elm  
San Antonio, TX 7826

**Property Owner:**

Gulzar Malik

**Property Address/Location:**

6162 Akin Elm  
San Antonio, TX 7826

**Legal Description:**

Bypass Noth Lot # 1  
1.053 ACS  
Property ID: 191373

**Lot Size/Project Area:**

1.053 AC.

**Future Land Use Plan:**

Local Commercial

**Notifications:**

Mailed: March 26, 2025  
Newspaper: March 23, 2025

**Comments Received:**

None at publication

**Staff Review:**

Melissa Zwicke  
Planner

**Attachments:**

- Location Map
- Existing Zoning Map
- Future Land Use Plan Map

**REQUEST:**

A Zoning Change request from Suburban Residential (S-R) to Commercial (C).

**ZONING AND LAND USE:**

	Zoning	Land Use
<b>Subject Property</b>	S-R	Single-family home
<b>N of Property</b>	C	Welding Services
<b>S of Property</b>	MF-3	Apartment Complex
<b>E of Property</b>	C	Mechanical Shop
<b>W of Property</b>	MF-3	Farmland

**SUMMARY OF STAFF ANALYSIS:**

The property, located at 3511 N. Austin St., is currently zoned Suburban Residential. The applicant is proposing to rezone the lot to Commercial (C). With the approval of the zone change, the applicant plans to move forward with plans for a convenience store and gas station.

**CRITERIA FOR ZONING CHANGE:**

**Consistency with the future land use plan** –This property is in the Local Commercial district. Local Commercial is supportive of neighborhood-scale commercial businesses that support nearby residential communities.

**Compatible with existing and permitted uses of surrounding property-** There are commercial properties to the north and northeast of this location. The property is adjacent to one existing apartment complex and one apartment complex that is in the development stage.

**Adverse impact on surrounding properties or natural environment** – No adverse impact on surrounding properties or natural environment were identified.

**Proposed zoning follows a logical and orderly pattern** – The Commercial District is the primary commercial and service zoning district of the community. A convenience store/gas station is a permissible use in commercial zoning and would provide a service to the families and businesses in the area.

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

## **PLANNING DEPARTMENT ANALYSIS**

### **SITE DESCRIPTION**

This site was zoned Suburban Residential (S-R) in 2015 (ZC 09-15) from its original zoning of Mixed Development. It is lot 1 of Bypass North Subdivision, platted 08/10/2018. The lot dimensions meet the minimum requirements for Commercial zoning. The lot frontage is 255.71' and the lot depth is 170.65'. The minimum lot frontage requirement for Commercial zoning is 50' and the minimum lot depth is 100'.

### **CODE REQUIREMENTS:**

According to the UDC Section 3.4.3 Land Use Matrix, Suburban Residential zoning significantly limits anything other than new and existing single-family dwellings. To allow for a convenience store/gas station the property would need to be zoned Commercial.

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

The surrounding uses are both commercial and residential. The properties directly to the north and northeast are commercially zoned and operated. Lot 2 of Bypass North as well as the parcels to the west are zoned Multifamily and both will operate apartment complexes. The properties located south are zoned suburban residential and have single family homes on them.

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

No health, safety and general welfare issues have been identified.

### **COMPREHENSIVE PLAN (The Future Land Use Plan):**

The property is in the Local Commercial District of the Future Land Use Plan. The Local Commercial District is intended for various neighborhood-scale commercial businesses that support nearby residential communities. Commercial uses should be appropriate in scale and centered on local thoroughfare intersections to offer day-to-to-day services for surrounding residents,

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

The lot has a frontage and access on N. Austin St., a TxDOT road.



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 Site Location

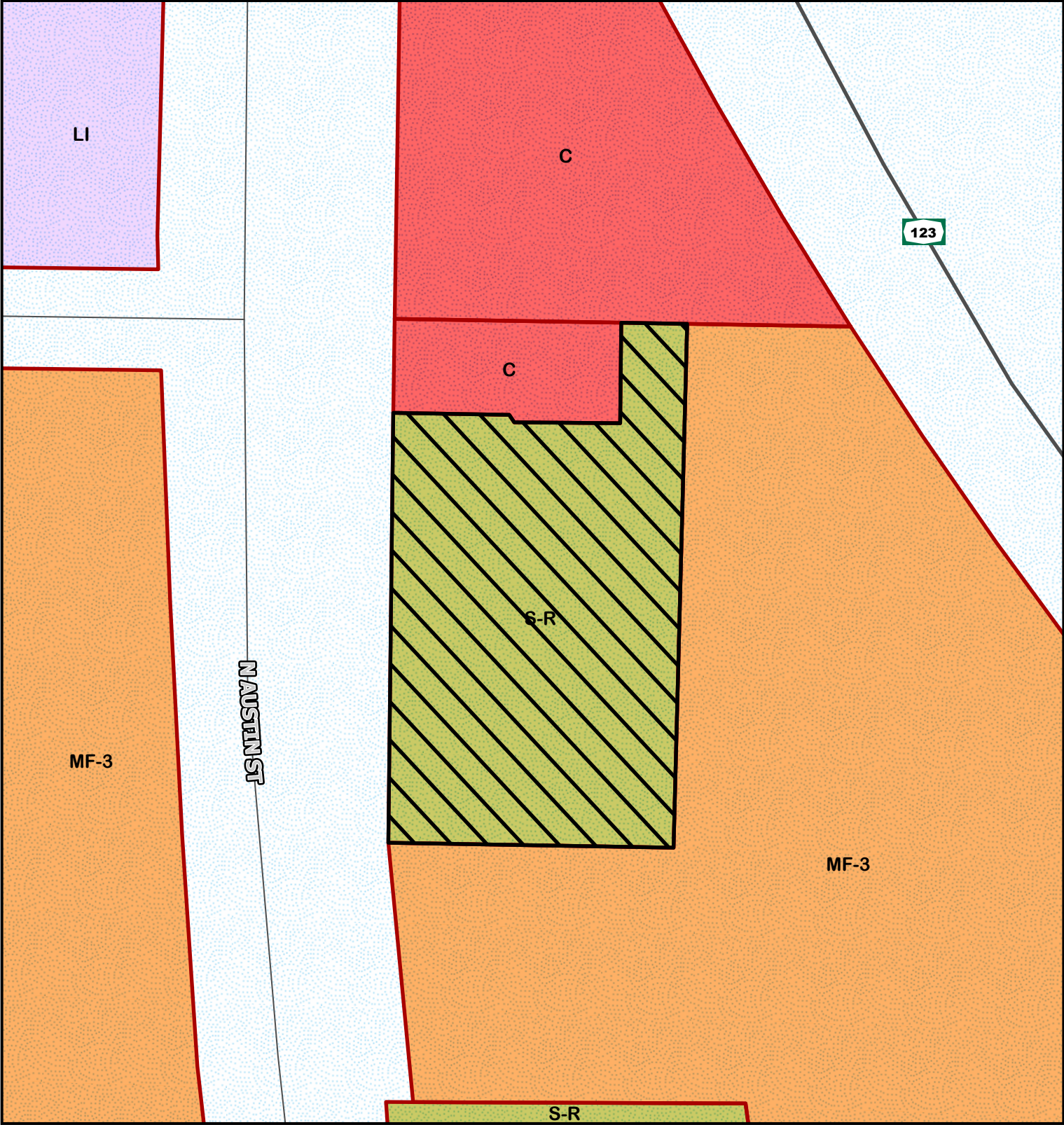
1 inch = 125 feet

Printed: 3/14/2025



ZONING MAP

VAR 06-25 3511 N. AUSTIN St.



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	

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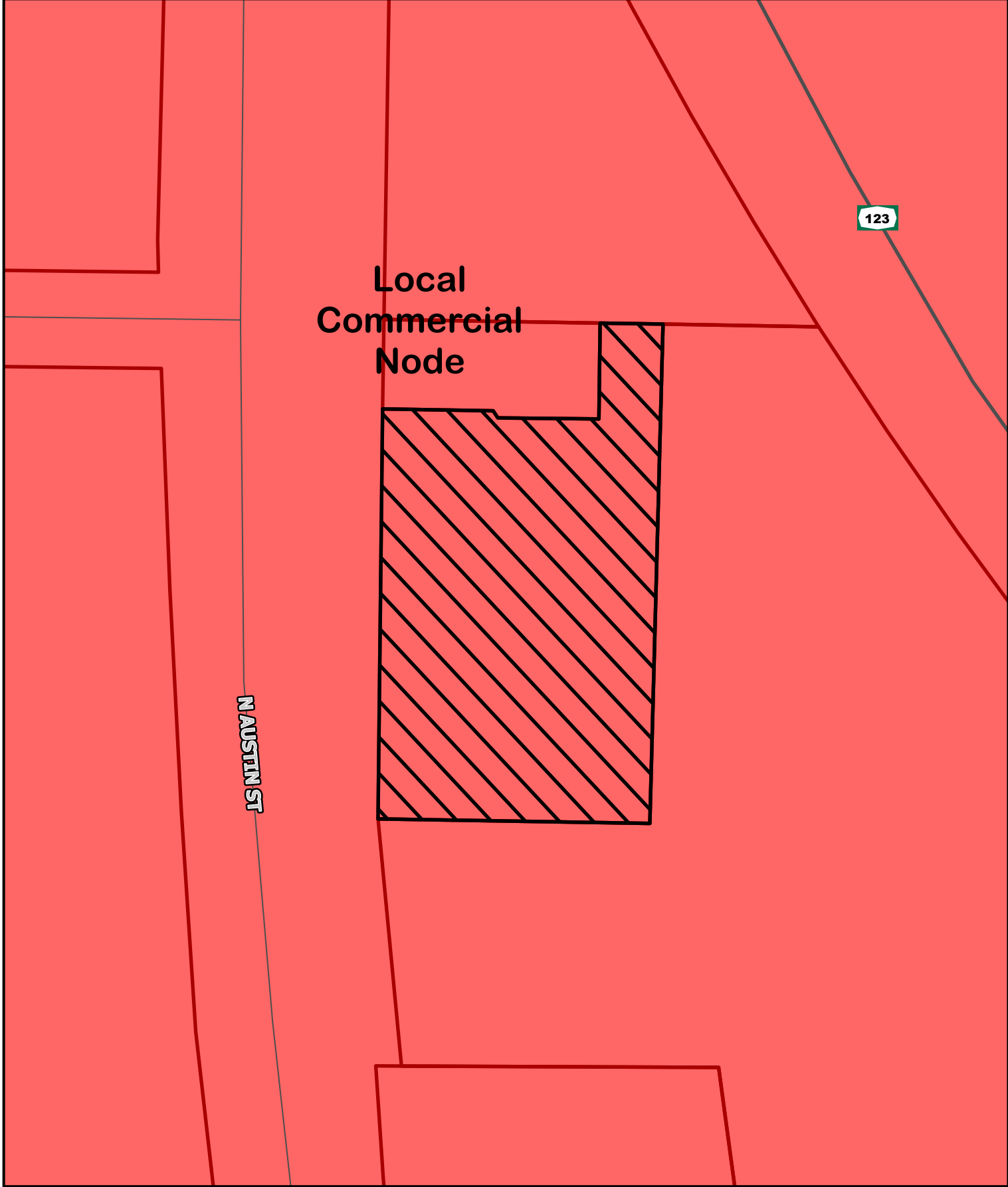
Site Location



Parcel

1 inch = 80 feet

Printed: 3/31/2025



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**Site Location**

**Parcel**

1 inch = 80 feet  
Printed: 3/14/2025



## PLANNING & CODES

ZC 07-25 Staff Report  
902 N. Austin St.  
R-1 to NC

**Applicant:**

Celina Ross  
721 N. Heideke St.  
Seguin, TX 78155

**Property Owner:**

Agave WEDDINGS, LLC

**Property Address/Location:**

6632 Hot Springs Dr.  
Austin, TX 78749

**Legal Description:**

LOT: SE 15'X 83 & 108 X 233  
& PT OF LOT B BLK: 265  
ADDN: FARM  
Property ID: 22854

**Lot Size/Project Area:**

.72 Ac.

**Future Land Use Plan:**

Downtown Core

**Notifications:**

Mailed: March 26, 2025  
Newspaper: March 23, 2025

**Comments Received:**

None at time of publication

**Staff Review:**

Melissa Zwicke  
Planner

**Attachments:**

- Location Map
- Existing Zoning Map
- Future Land Use Plan Map

**REQUEST:**

A Zoning Change request from Single-Family Residential (R-1) to Neighborhood Commercial (NC).

**ZONING AND LAND USE:**

	Zoning	Land Use
<b>Subject Property</b>	R-1	Single family residence/Not in use
<b>N of Property</b>	R-1	Single family residence
<b>S of Property</b>	R-1	Single family residences
<b>E of Property</b>	R-1	Event Venue
<b>W of Property</b>	R-1	Single family residence

**SUMMARY OF STAFF ANALYSIS:**

The applicant is requesting a zoning change from Single-Family Residential (R-1) to Neighborhood Commercial (NC) to allow for the establishment of a real estate office.

**CRITERIA FOR ZONING CHANGE:**

**Consistency with the future land use plan** – Neighborhood Commercial zoning is appropriate in the Downtown Core if it promotes walkability to ensure pedestrian interaction with Downtown establishments.

**Compatible with existing and permitted uses of surrounding property** – This section of Austin St. is a mixed-use area. In this vicinity the uses are residential, neighborhood commercial, commercial, and public in use. The proposed real estate office would be compatible with the uses in the surrounding area.

**Adverse impact on surrounding properties or natural environment** – None specifically identified.

**Proposed zoning follows a logical and orderly pattern** – Neighborhood Commercial zoning allows for continued residential use, while also allowing various types of small scale, limited impact commercial, retail, personal services, and office use.

**Other factors that impact public health, safety, or welfare** – Additional parking will be required if the property goes from a residential use to a commercial use.

## **PLANNING DEPARTMENT ANALYSIS**

### **SITE DESCRIPTION**

The existing home, The Hollamon House, is actually two houses in one. Dr. Benjamin Lea moved one part of the house from Prairie Lea to Seguin in 1867 and attached it to a four-room concrete structure built by Captain Sedy in 1855. The two parts created a piece of architecture which was given an Award of Merit by the Historic American Buildings Survey of Texas. Sometime after 1870 the house was renamed for Michael Erskine (Erskine House), a Chief Justice of Guadalupe County. As of 1962, the house is a recorded Texas Historic Landmark and in 1970 the house was placed on the National Register of Historic Places. This property is located on the corner of N. Austin St. and W. Humphreys St. in an established neighborhood between the Downtown Historic District and the railroad.

### **CODE REQUIREMENTS:**

According to the UDC's Section 3.4.3 Land Use Matrix, the Neighborhood Commercial (NC) zoning district allows office/professional use. The current zoning of R-1 (Single Family Residential) does not allow for these uses. If the zoning change is approved, all applicable development standards shall be required for the redevelopment of the property to a commercial use. These includes but are not limited to applicable regulations for stormwater management, off-street parking, building codes, landscaping, etc.

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

Neighborhood Commercial (NC), allowing both single-family residential or low-impact commercial would be a compatible fit with the surrounding uses and zoning. To the north of this property is a hair salon, to the south you will find a travel agency, to the west is Culligan Water, and to the East an event venue. These are just a few of the neighborhood commercial and commercial properties mixed in to a residential area.

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

Properties with a Recorded Texas Historic Landmark (RTHL) designation receive some legal protection from inappropriate additions or alterations. Property owners are required to notify the Texas Historic Commission (THC) in advance of altering the exterior of a building or structure designated as an RTHL. According to the provisions of Texas Government Code, Chapter 442, Section 442.006(f), the exterior appearance of RTHL buildings and structures should retain their historical integrity after designation. A person may not change the historical or architectural integrity of a building or structure the commission has designated as a RTHL without notifying the commission in writing at least 60 days before the date on which the action causing the change is to begin. The THC has review authority on the exterior of the building or structure. Under the RTHL regulations the THC has no review authority over most interior changes unless the proposed changes have the potential to affect the exterior of the building or structure. Alterations done without approval to RTHL properties may result in the removal of the designation and marker.

### **COMPREHENSIVE PLAN (The Future Land Use Plan):**

This property is located within the Downtown Core classification of the City's Future Land Use Plan which encourages lower density residential uses and low impact commercial use.

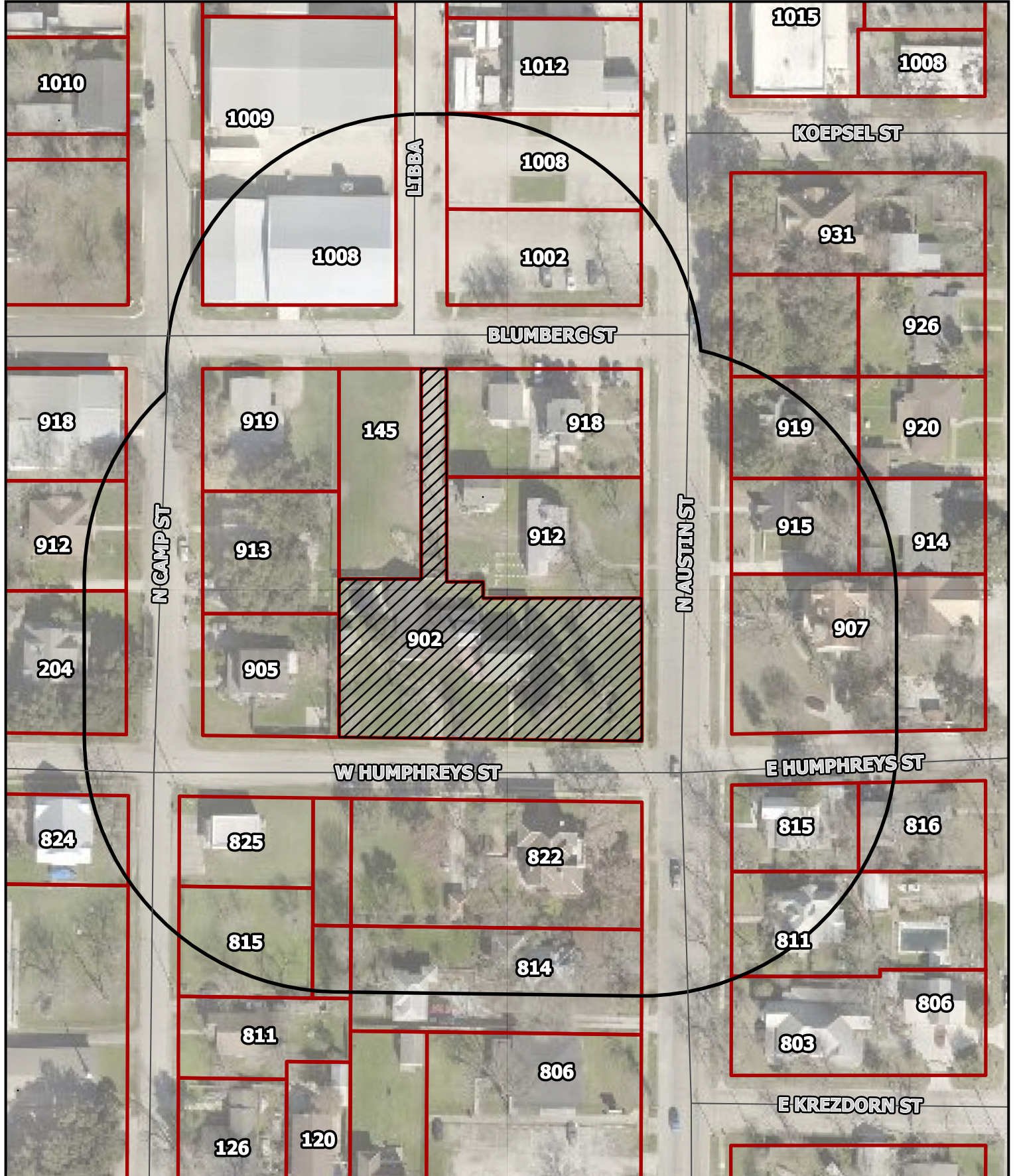
### **TRAFFIC (STREET FRONTAGE & ACCESS):**

This property has frontages along W. Humphreys Street, N. Austin St., and Blumberg St.



# LOCATION MAP

ZC 07-25 902 N. Austin St.



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 Site Location

1 inch = 100 feet

Printed: 3/14/2025



- |                      |                          |                          |                             |                              |
|----------------------|--------------------------|--------------------------|-----------------------------|------------------------------|
| 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        |                              |

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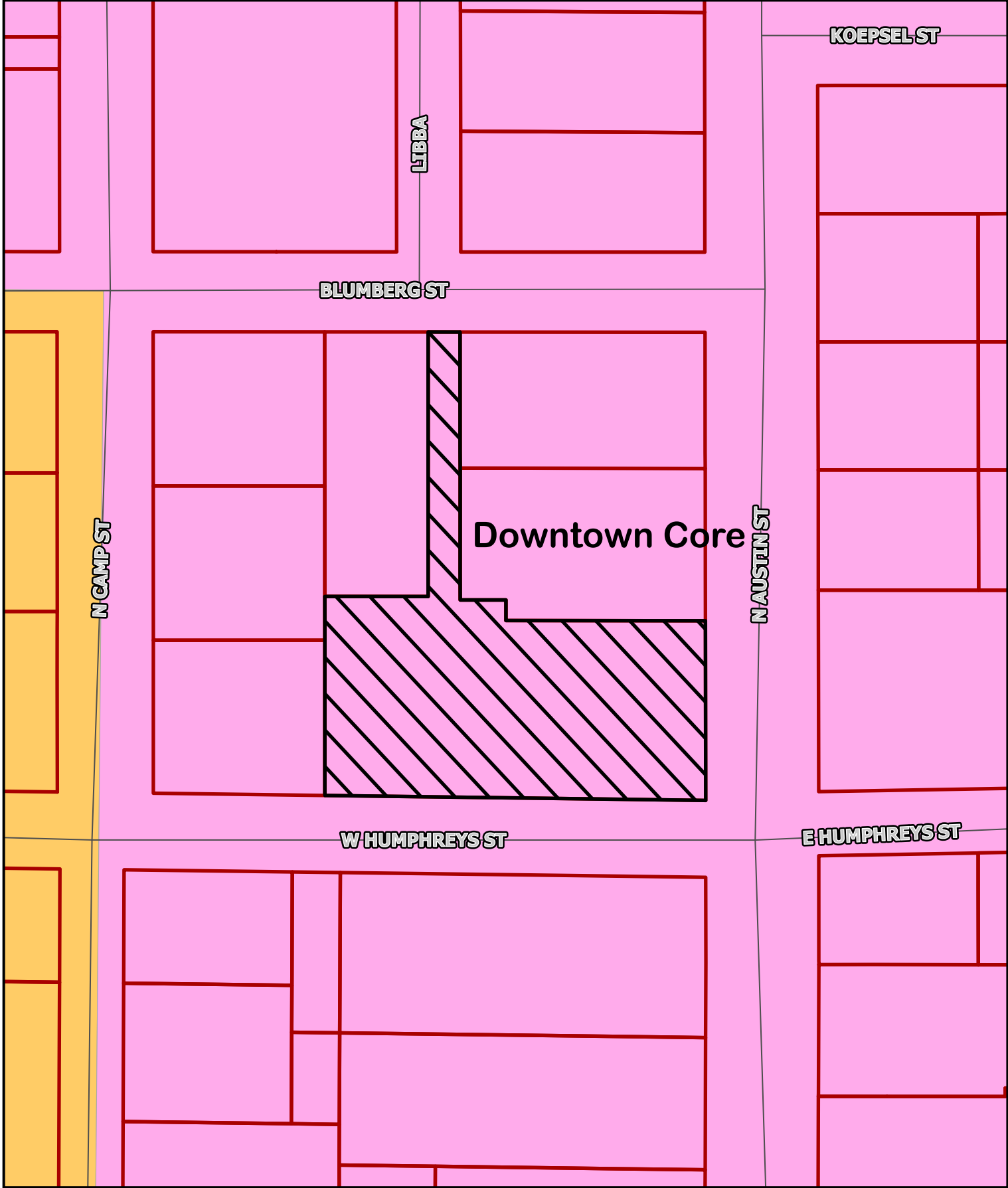
Site Location



Parcel

1 inch = 75 feet

Printed: 3/14/2025



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Site Location



Parcel

1 inch = 80 feet

Printed: 3/14/2025





## PLANNING & CODES

ZC 08-25 Staff Report  
700 Blk of Jefferson Ave.  
Zoning Change P to MF-1

**Applicant:**

Big Rock PM  
503 N Austin St.  
Seguin, TX 78155

**Property Owner:**

Flat Toob LLC  
503 N Austin St.  
Seguin, TX 78155

**Property Address/Location:**

700 Blk of Jefferson Ave.

**Legal Description:**

JEFFERSON AVENUE, LOT 1  
2.530 AC.  
Property ID: 108755

**Lot Size/Project Area:**

2.53 acres

**Future Land Use Plan:**

Traditional Residential

**Notifications:**

Mailed: March 26, 2025  
Newspaper: March 23, 2025

**Comments Received:**

None at publication

**Staff Review:**

Kyle Warren  
Planner

**Attachments:**

- Location Map
- Existing Zoning Map
- Future Land Use Plan Map

**REQUEST:**

The applicant is requesting a zoning change from Public (P) to Multi-Family Low Density (MF-1).

**ZONING AND LAND USE:**

	Zoning	Land Use
<b>Subject Property</b>	P	Vacant
<b>N of Property</b>	R-1	Residential Homes
<b>S of Property</b>	MHP	Manufacture Home Park
<b>E of Property</b>	P	Singel Family Home
<b>W of Property</b>	CP	Elementary School

**SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:**

The applicant is requesting a zoning change from Public (P) to Multi-Family Low Density (MF-1) on 2.53-acre located on the 700 Blk of Jefferson Ave., for proposed multi-family development.

A zoning change to Multi-Family Low Density (MF-1) on this 2.53-acre tract would be compatible with the Future Land Use Plan (FLUP) if the development consists of low- to medium density residential dwellings that are within 5-12 Dwelling Units per Acre (DUA), to better fit with the surrounding single-family residences.

The FLUP states that new residential development within this area should be evaluated site by site to prevent incompatible scaling and density, and that different housing types encourage various ownership opportunities.

**CRITERIA FOR ZONING CHANGE:**

**Consistency with the future land use plan** – Yes, if compatible in scale with adjacent homes, focused on walkability, and less than 12 DUA.

**Compatible with existing and permitted uses of surrounding property** – Yes, residential uses can be seen to the north with single family homes, and to the south, across Jefferson Ave. in the form of a manufactured home park.

**Adverse impact on surrounding properties or natural environment** – Increase in traffic due to added density.

**Proposed zoning follows a logical and orderly pattern** – Multifamily-1 zoning in this area (traditional residential) can work with single family zoning if the development is integrated well with the surrounding homes. Public zoning is also adjacent to the property in the form of a school. Multifamily zoning would add walkability to the area.

**Other factors that impact public health, safety or welfare** – No others specifically identified.

## PLANNING DEPARTMENT ANALYSIS

### **SITE DESCRIPTION**

This 2.53-acre property has contained its original zoning of Public (P) since 1989. It is vacant and contains no buildings or structures. The property is adjacent to Public zoned lots to the east (single family home) and west (Jefferson Elementary School), as well as single family residential properties to the north. Across Jefferson Avenue to the south there is a manufactured home park.

### **CODE REQUIREMENTS:**

To develop the tract for multi-family use a zoning change would be required. Multi-family zoning would require additional buffering between adjacent residential properties that are zoned for single-family residential. Setback distance and location of tree buffer will be determined by the height of the proposed multi-family structures. Requirements, details, and illustrations can be found in the “Multi-Family Buffering” document in Chapter 5 – Site Development Process of the City’s Technical Manual. Multi-Family Medium Density (MF-1) allows for a maximum of 6 units per acre. For this project in particular a maximum of 15 units could potentially be built.

Any proposed development would be required to go through the city’s development process (zoning, platting, site plan review, and building permit), for approval on access, drainage requirements, landscaping, buffering requirements, building placement, traffic, and parking requirements.

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

This portion of Jefferson Avenue is primarily residential in nature with uses ranging from single-family housing, a manufactured home park, an elementary school, and park space (Veterans Park). It is not uncommon to see lower density multifamily mixed in with the aforementioned uses. Multifamily developments can also promote walkability in neighborhoods near schools and other local amenities.

### **COMPREHENSIVE PLAN:**

New residential development within this FLUP district (Traditional Residential) should be evaluated site by site to prevent incompatible scaling and density. Development within Traditional Residential areas should consist of low- to medium density residential homes facing local streets. Neighborhoods are encouraged to have individuality within the guidelines of the regulations. Different housing types may be integrated to encourage various ownership opportunities.

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

There is a likelihood of higher volumes of traffic on Jefferson Ave. due to the increase in density.

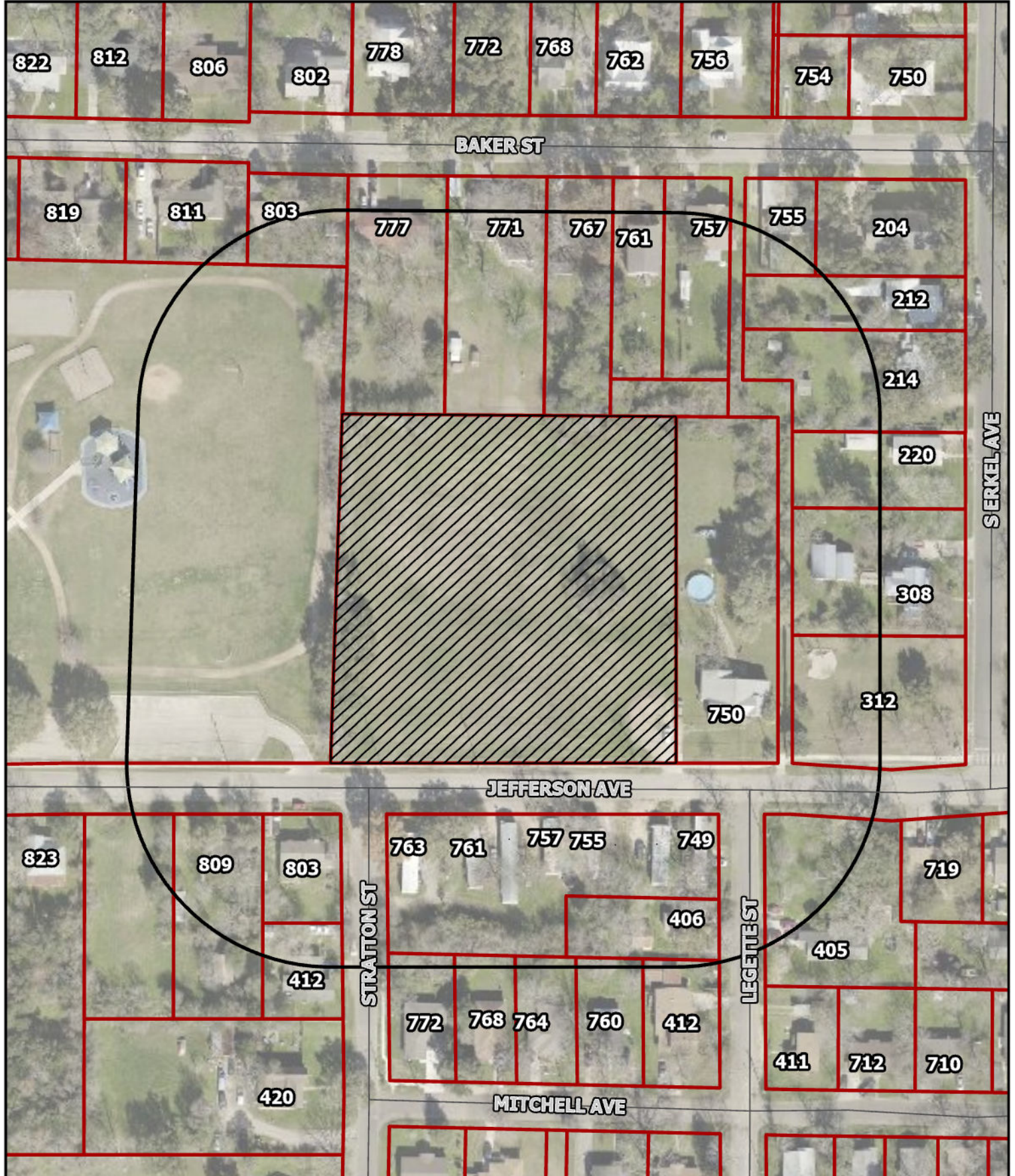
### **TRAFFIC (STREET FRONTAGE & ACCESS):**

This site can be accessed from its 340-foot frontage along Jefferson Ave. subject to driveway spacing requirements found in Seguin’s Technical Manual under Road Adequacy & Access Technical Guidance.



# LOCATION MAP

ZC 08-25 700 Bk of JEFFERSON AVE.



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 Site Location

1 inch = 125 feet

Printed: 3/14/2025



ZONING MAP

ZC 08-25 700 BIK of JEFFERSON AVE.



- |                      |                          |                          |                             |                              |
|----------------------|--------------------------|--------------------------|-----------------------------|------------------------------|
| 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        |                              |

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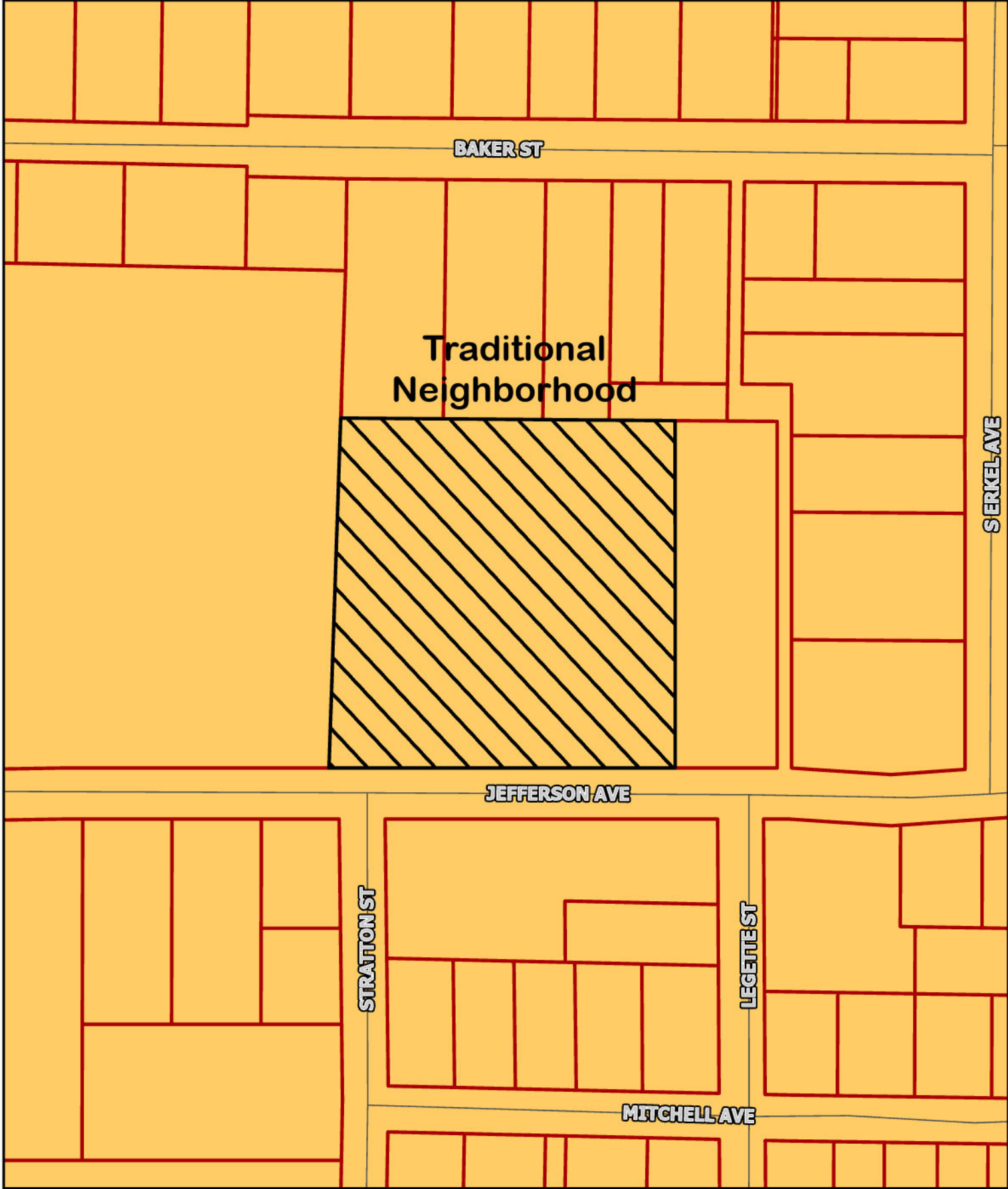
Site Location



Parcel

1 inch = 125 feet

Printed: 3/14/2025



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Site Location



Parcel

1 inch = 125 feet

Printed: 3/14/2025





## PLANNING & CODES

ZC 09-25 Staff Report  
W. Court St.- PID 52986  
DP-2 to C

**Applicant:**

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

**Property Owner:**

OOM Properties, LLC  
Dusty Owens  
1950 Bretzke Ln  
New Braunfels, TX 78132

**Property Address/Location:**

W. Court St.- PID 52986

**Legal Description:**

ABS: 11 SUR: J D CLEMENTS  
11.804  
Property ID: 52986

**Lot Size/Project Area:**

11.80 Ac.

**Future Land Use Plan:**

Commercial Corridor &  
Suburban Residential

**Notifications:**

Mailed: March 26, 2025  
Newspaper: March 23, 2025

**Comments Received:**

None at time of publication

**Staff Review:**

Melissa Zwicke  
Planner

**Attachments:**

- Location Map
- Existing Zoning Map
- Future Land Use Plan Map

**REQUEST:**

A Zoning Change request from Duplex High Density (DP-2) to Commercial (C).

**ZONING AND LAND USE:**

	Zoning	Land Use
<b>Subject Property</b>	DP-2	Ag use
<b>N of Property</b>	NC, C, AR	Single family residence, Ag use
<b>S of Property</b>	Unincorporated County properties	Single family residences
<b>E of Property</b>	R-1	Ag use
<b>W of Property</b>	Unincorporated County properties	Single family residence, Ag use

**SUMMARY OF STAFF ANALYSIS:**

The applicant is requesting a zoning change from Duplex High Density (DP-2) to Commercial (C) to allow for the establishment of a commercial office park.

**CRITERIA FOR ZONING CHANGE:**

**Consistency with the future land use plan** – Commercial zoning is appropriate in the Commercial Corridor. However, the majority of this property is in the Suburban Residential District of the FLUP. Suburban Residential supports Neighborhood Commercial if compatible in scale with adjacent homes but does not support large scale Regional Commercial uses.

**Compatible with existing and permitted uses of surrounding property** –This section of W. Court St. is mainly residential in use. The property is adjacent to unincorporated county properties that are currently single family in nature, and some are being used agriculturally. The property is diagonal from A.J. Briesemeister Middle School, right outside of the school zone. The vast majority of commercially zoned and used properties are on the corner of W. Court St. and Hwy 46 S. and further down HWY 46 S.

**Adverse impact on surrounding properties or natural environment** – A Large-scale commercial business(s) would increase traffic in an area that is mostly residential in use. Also, whether it be one business or multiple, they tend to generate loose trash. This could negatively affect the properties on both sides of this parcel, being that they are used agriculturally for hay production.

**Proposed zoning follows a logical and orderly pattern-** The proposed zoning follows the zoning pattern along the front portion of the property and is partially in the Commercial Corridor of the FLUP. However, the majority of Neighborhood Commercial and Commercial properties have a residential use.

**Other factors that impact public health, safety, or welfare** – A large scale commercial business(s) could potentially create an increase in traffic in this mainly residential area. Also, being near a school, this would have a negative impact on the safety and welfare of the school children, many of whom walk to and from school.

## **PLANNING DEPARTMENT ANALYSIS**

### **SITE DESCRIPTION**

This parcel is 11.804 acres. It is unplatted. It does meet the lot standards for Commercial zoning. It has approximately 132' feet of usable frontage and is 1,904' in depth. It was zoned at annexation as Commercial and in 2015 was granted a zoned change to Duplex High Density.

### **CODE REQUIREMENTS:**

Duplex High-Density zoning does not permit retail use. A zoning change to Commercial (C) would allow for retail services and office space at this location.

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

The proposed zoning is compatible with less than half of the property. The FLUP only supports Commercial zoning and uses along the front of the property. The remainder of the property is compatible with residential zoning and uses. The FLUP is highly supportive of residential zoning, specifically, Single Family Residential. Properties in this general area with Commercial and Neighborhood Commercial zoning are either residential in use or not in use at all. This section of W. Court St. is mainly residential in use. Most commercially zoned and used properties are on the corner of W. Court St. and Hwy 46 S. and further down HWY 46 S.

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

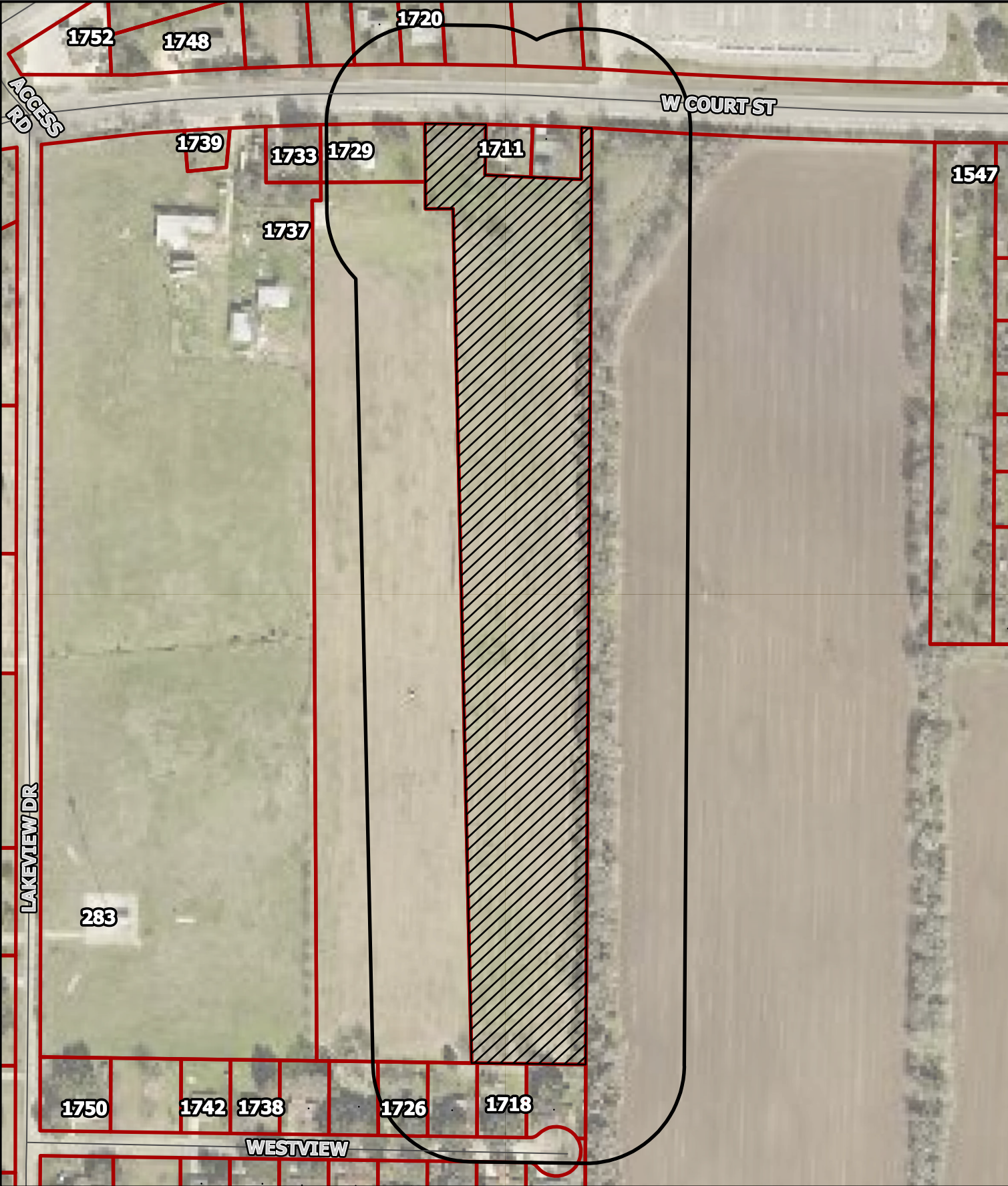
Commercial business(s) could potentially create an increase in traffic in this mainly residential area. Also, being near a school, this would have a negative impact on the safety and welfare of the school children, many of whom walk to and from school.

### **COMPREHENSIVE PLAN (The Future Land Use Plan):**

Commercial zoning is appropriate in the Commercial Corridor. However, a substantial portion of this property is in the Suburban Residential District of the FLUP. Suburban Residential does support Neighborhood Commercial if compatible in scale with adjacent homes but does not support large scale Regional Commercial uses.

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

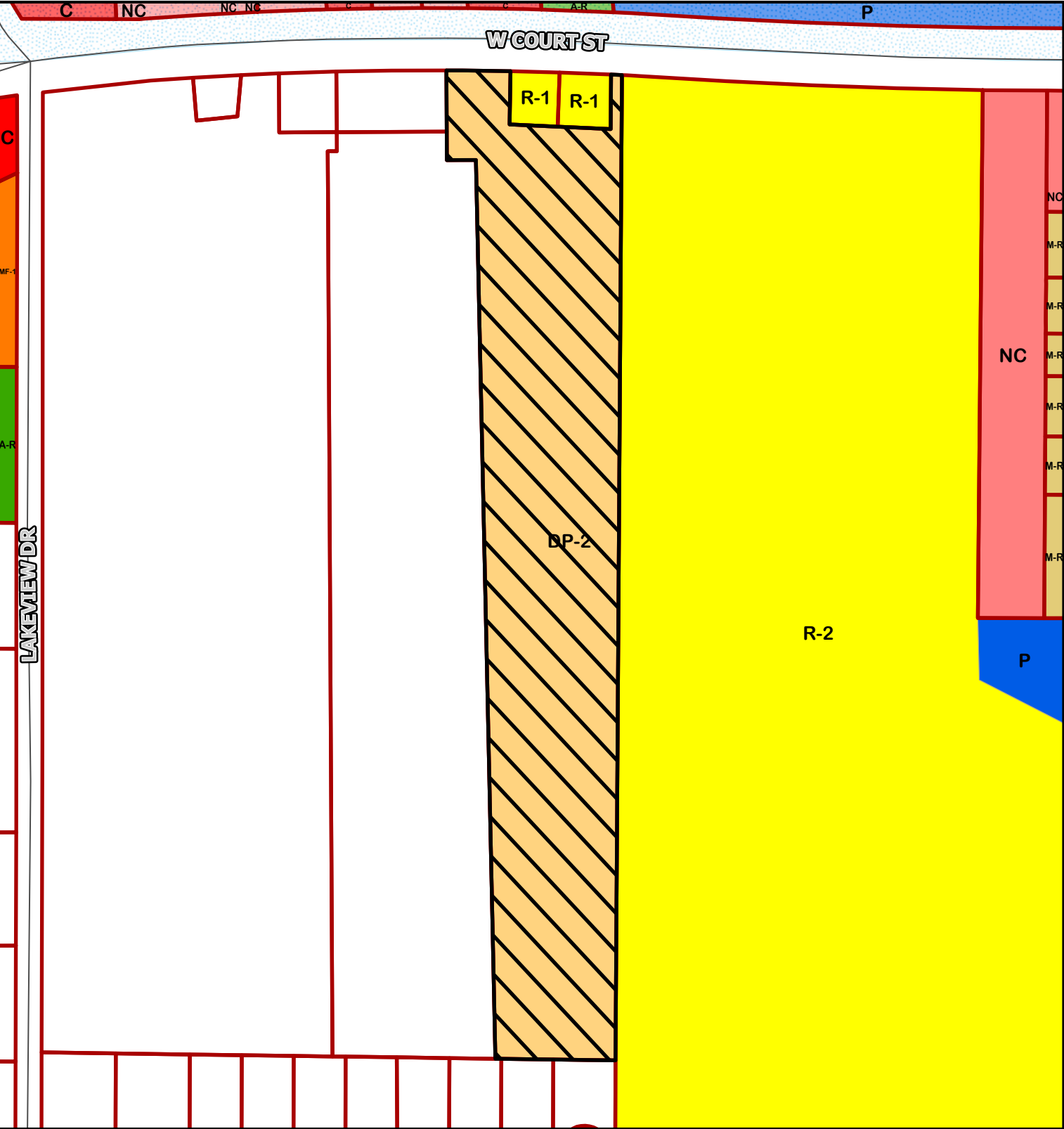
This property has frontages along W. Court St, which is a major arterial with a ROW of 120'.



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 Site Location

1 inch = 260 feet  
Printed: 3/14/2025



- |                      |                          |                          |                             |                              |
|----------------------|--------------------------|--------------------------|-----------------------------|------------------------------|
| 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        |                              |

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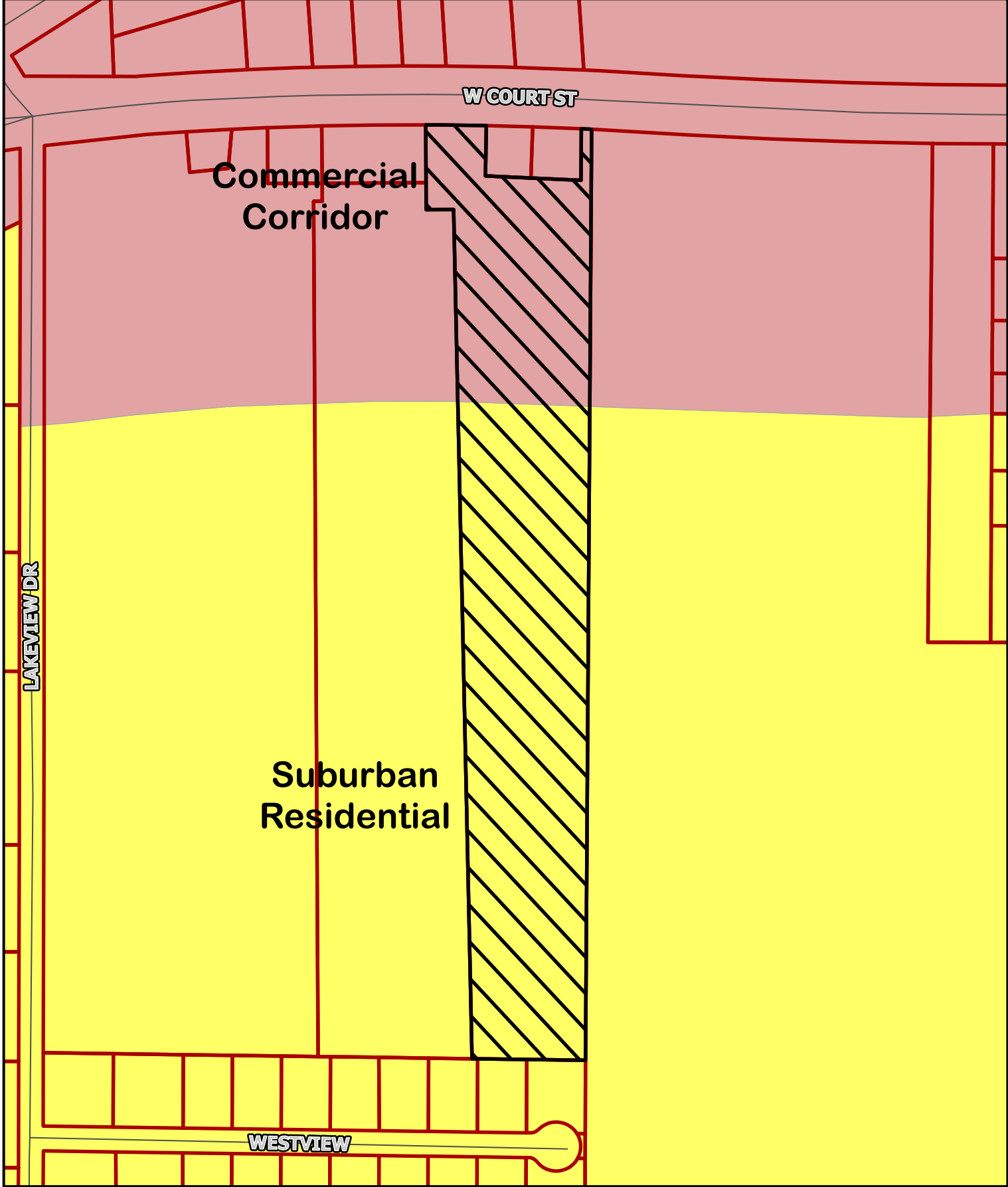
Site Location



Parcel

1 inch = 260 feet

Printed: 3/14/2025



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Site Location



Parcel

1 inch = 260 feet

Printed: 3/14/2025





## PLANNING & CODES

## ZC 10-25 Staff Report 1022 Tabernacle Zoning Change C to R-1

### Applicant:

Ron Barden  
111 Cambridge Dr.  
New Braunfels, TX 78132

### Property Owner:

Barden Management  
Services, LLC  
111 Cambridge Dr.  
New Braunfels, TX 78132

### Property Address/Location:

1022 Tabernacle St.  
Sequin, TX 78155

### Legal Description:

LOT: 52 X 115 BLK: 63 ADDN:  
RIVER

Property ID: 38451

### Lot Size/Project Area:

Approx. 0.14 acres

### Future Land Use Plan:

Traditional Residential

### Notifications:

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

### Comments Received:

None at time of publication

### Staff Review:

Armando Guerrero  
Planning Manager

### Attachments:

- Location Map
- Existing Zoning Map
- Future Land Use Plan Map

### REQUEST:

A zoning change request from Commercial (C) to Single-Family Residential (R-1).

### ZONING AND LAND USE:

	Zoning	Land Use
<b>Subject Property</b>	C	Unoccupied Residential Dwelling
<b>N of Property</b>	C	Commercial Use
<b>S of Property</b>	R-1	Single-Family Residential
<b>E of Property</b>	R-1	Vacant Lot
<b>W of Property</b>	C	Self-Storage

### SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant is requesting a zoning change request for the property located at 1022 Tabernacle St. The site is currently zoned Commercial (C) and contains an unoccupied residential structure. The applicant is seeking to rezone the property for the purpose of using the structure as a single-family residential dwelling. The site's past use has always been residential but due to inactivity for use and utilities, the site lost its legal nonconforming status of residential usage within Commercial (C) zoning. The requested zoning change to Single-Family Residential (R-1) would be consistent with the proposed use and surrounding uses along Tabernacle St., which is primarily composed of single-family residential dwellings.

**Consistency with the future land use plan** – Yes, residential use is appropriate within the Traditional Residential district of the City's FLUP.

**Compatible with existing and permitted uses of surrounding property** – Yes, proposed use would be residential. This lot contains an existing residential structure and existing residential use can be seen along Tabernacle St.

**Adverse impact on surrounding properties or natural environment** – None specifically identified.

**Proposed zoning follows a logical and orderly pattern** – Yes, residential zoning allows for continued residential use, while bringing the site into compliance for its use.

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

## PLANNING DEPARTMENT ANALYSIS

### **SITE DESCRIPTION**

The property has contained its original zoning designation since the adoption of zoning in 1989. The lot contains fifty-two (52) feet of lot frontage and one hundred and fifteen (115) feet of lot depth. The existing residential structure on the lot was constructed in 1968.

The past use of this site has always been residential, but due to the site being vacant and abandoned for a continuous period of more than six months, the site has lost its non-conforming (grandfathered) status for its use and must be brought into compliance.

### **CODE REQUIREMENTS:**

Code requirements in Section 3.4.3 (Land Use Matrix) of the City's Unified Development Code require the proposed residential use to come into conformity. This can be achieved for the existing residential structure through a zoning change or Specific Use Permit (SUP) approval.

A zoning change request to Single-Family Residential (R-1) would allow this residential use by right and would bring the site into conformance for the proposed residential use.

The Specific Use Permit (SUP) route would allow the applicant to request SUP approval to allow for residential use for an existing single-family home located in Commercial (C) zoning.

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

The applicant's proposed use of single-family residential would be compatible with the surrounding land use and zoning along Tabernacle St. Existing residential use can be seen to the east and south of the property. This property is bordered by Commercial (C) zoning and use to the north and west and Single-Family Residential (R-1) zoning and use to the east and south.

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

The property is located within the Traditional Residential district of the City's FLUP. Developments within Traditional Residential areas should be similar in scale and form to surrounding parcels. Single-family homes are an appropriate use within the Suburban Residential, this district should consist of low to medium density residential homes with different types of housing to encourage ownership opportunities.

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

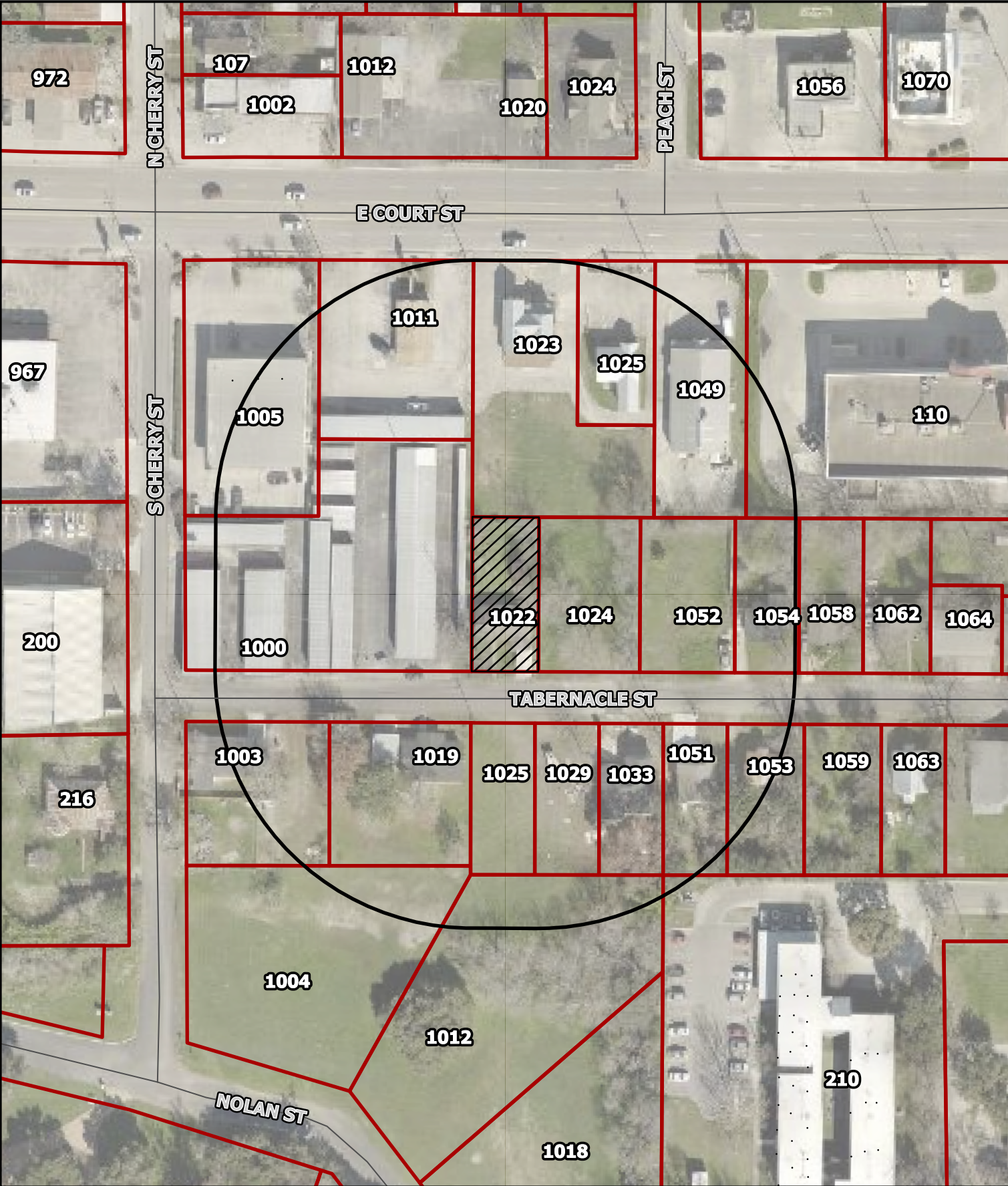
No health, safety or environmental issues have been identified for these properties.

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

This property has an existing driveway along Tabernacle St.

LOCATION MAP

ZC 10-25 1022 Tabernacle St.



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 Site Location

1 inch = 100 feet

Printed: 3/12/2025



ZONING MAP

ZC 10-25 1022 Tabernacle St.

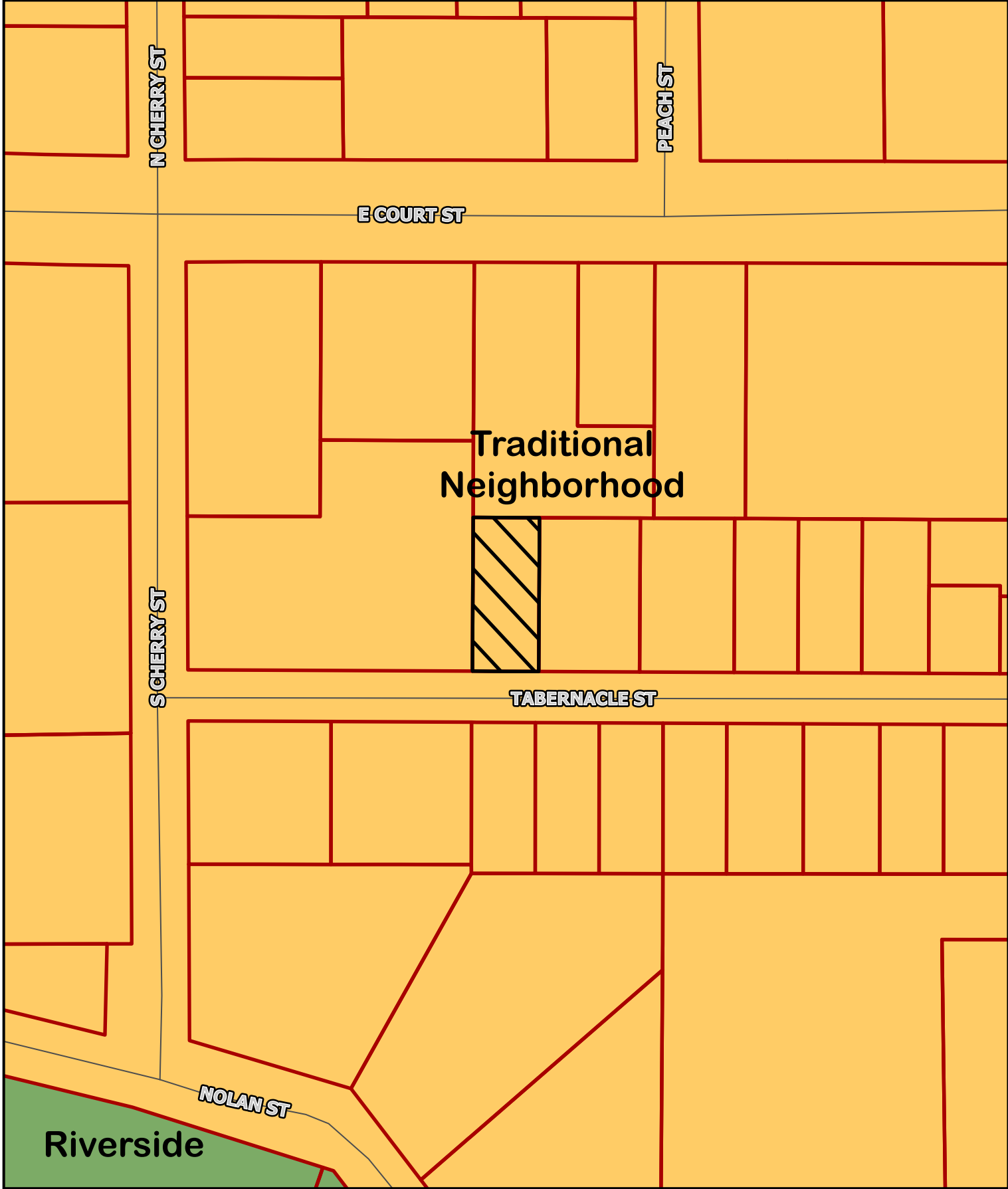


- |                      |                          |                          |                             |                              |
|----------------------|--------------------------|--------------------------|-----------------------------|------------------------------|
| Agricultural - Ranch | 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        |                              |

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Site Location  
Parcel

1 inch = 100 feet  
Printed: 3/12/2025



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Site Location



Parcel

1 inch = 100 feet

Printed: 3/12/2025



## PLANNING & CODES

ZC 11-25 Staff Report  
SE Corner of SH 123 & Timmermann Rd  
Zoning Change from A-R & R-2 to C

**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  
ABS: 10 SUR: M CHERINO  
1.0000 AC  
Property ID(s): 52343 & 172675

**Lot Size/Project Area:**

19.9 acres

**Future Land Use Plan:**

Commercial Corridor

**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 Agricultural Ranch (A-R) and Single-Family Residential (R-2) to Commercial (C).

**ZONING AND LAND USE:**

	Zoning	Land Use
<b>Subject Property</b>	C, R-2, A-R	Farmland
<b>N of Property</b>	C/R-2	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 Agricultural Ranch (A-R), and Single-Family Residential (R-2) to Commercial (C) on 19.9 acres of a 69-acre tract of land located at the SE corner of State Hwy 123 and Timmermann Rd.

The proposed zoning change request to Commercial (C) aligns with the Future Land Use Plan (FLUP). Commercial zoning and use is seen to the north, west, and south of the surrounding properties along State Hwy 123. Consistency in zoning designations along this corridor and area are key for the future growth and development of this area. Adequate commercial zoning should be available for future development in order to serve the needs of the existing and future residents within that area.

**Criteria for Approval:**

**Consistent with the future land use plan** – Yes, commercial use within the Commercial Corridor is encouraged.

**Compatible with existing and permitted uses of surrounding properties** – Existing and surrounding use is undeveloped property zoned commercial, multi-family, and residential, with a proposed subdivision/commercial/multi-family development to the north.

**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** – Future development proposed within area supports zoning and use.

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

## PLANNING DEPARTMENT ANALYSIS

### **SITE DESCRIPTION**

The requested 19.9 acres is part of a 69-acre tract of land that sits on vacant farmland and contains frontage along State Hwy 123 and Timmermann Rd. The requested area currently contains an existing residential home fronting State Hwy 123 located on the 1-acre tract that is zoned Agricultural Ranch (A-R). The requested Commercial (C) zoning would span the entire 1773 feet of frontage along State Hwy 123, and contain 358 feet of frontage along Timmermann Rd.

This property's current zoning configuration received zoning approval in May of 2022, going from Agricultural Ranch (A-R) to Single-Family Residential (R-2) and Commercial (C)

### **CODE REQUIREMENTS:**

A zoning change from Agricultural Ranch (A-R) and Single-Family Residential (R-2) to Commercial (C) would be required for any proposed commercial use or development at this location. All development standards found in Chapter 5 of the City's Unified Development Code will be followed for any proposed commercial development. This includes but is not limited to drainage study, TIA study, platting, setback requirements, etc.

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

Vacant farmland can be seen to the north, west, and south of this property. Existing zoning within this area contains commercial zoning along the frontage of State Hwy 123, with residential use behind it. The property to the north of this property just recently 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 fronting 510' along State Hwy 123 along with MF-3 (14.99 acres) that 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. Similar Commercial (C) zoning can be seen directly to the west of the property across State Hwy 123 and south of this property. This pattern of commercial frontage can be seen as far south as IH-10, and as far north as the existing Navarro high school. The proposed zoning change request is similar to the past zoning change request for the property to the north of this location.

### **COMPREHENSIVE PLAN:**

This property is located within the Commercial Corridor of the City's Future Land Use Plan. Developments within the Commercial Corridor should accommodate medium to largescale commercial development and contain uses that focus on attracting vehicular-based traffic and provide a buffer between larger thoroughfares and residential development.

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

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

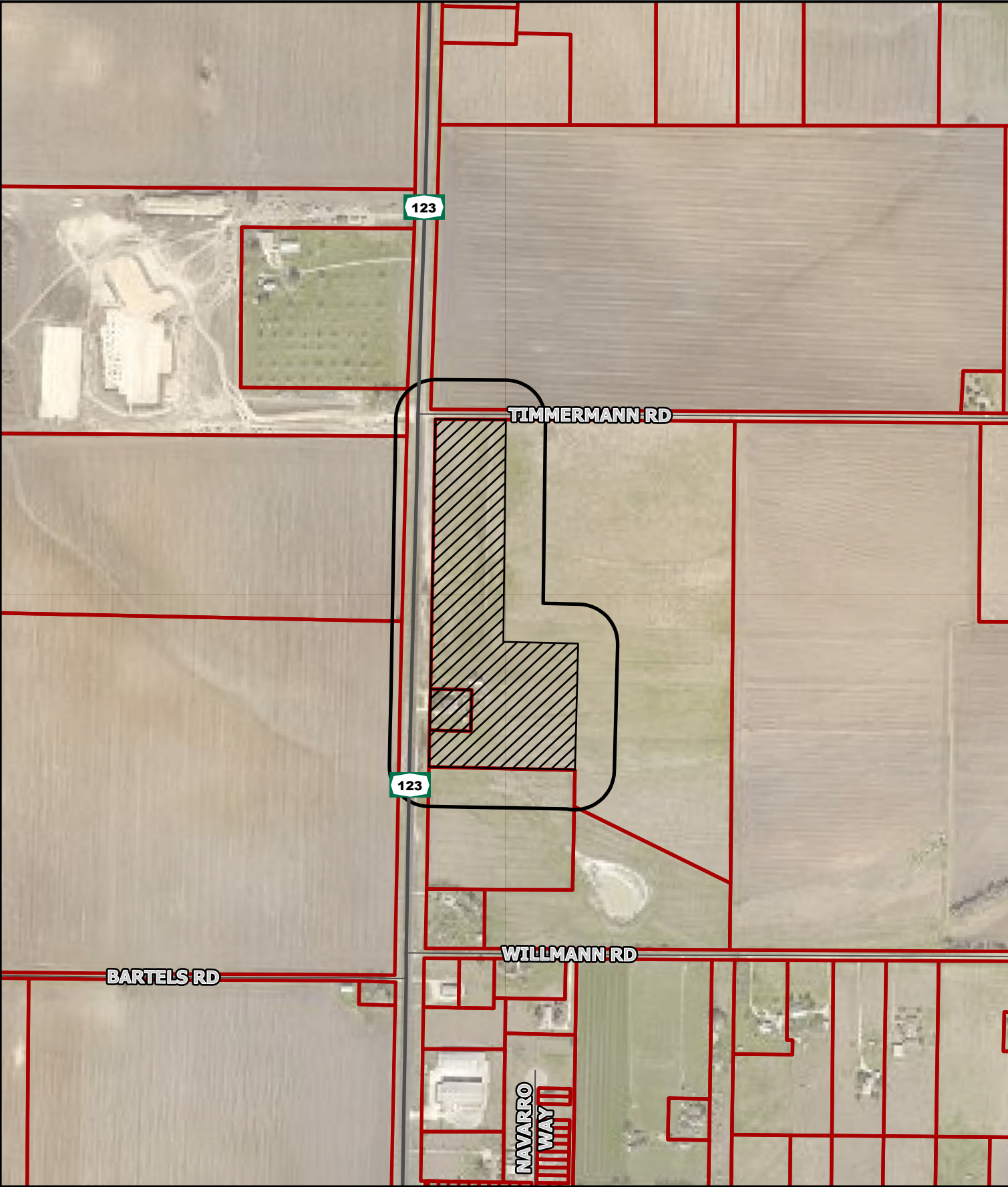
### **TRAFFIC (STREET FRONTAGE & ACCESS):**

This site can be accessed from both Timmermann Rd and N State Highway 123. Any proposed access point from State Highway 123 would be subject to TxDOT review and approval. Any proposed access point from Timmermann Rd. would require review and approval by the City.



LOCATION MAP

ZC 11-25 SE Corner of N SH 123 & Timmermann Rd.



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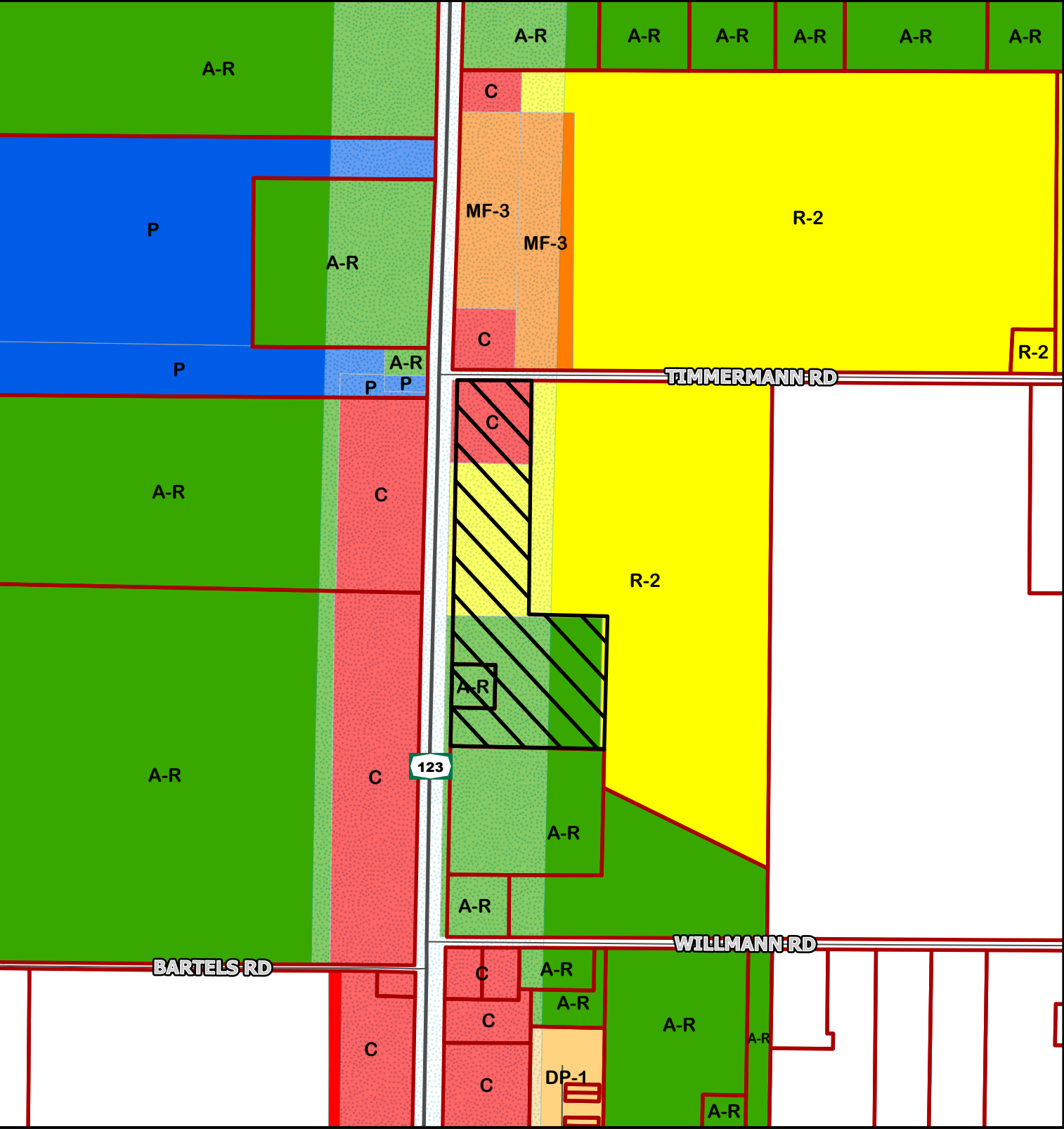
 Site Location

1 inch = 650 feet

Printed: 3/13/2025

ZONING MAP

ZC 11-25 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        |                              |

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Site Location



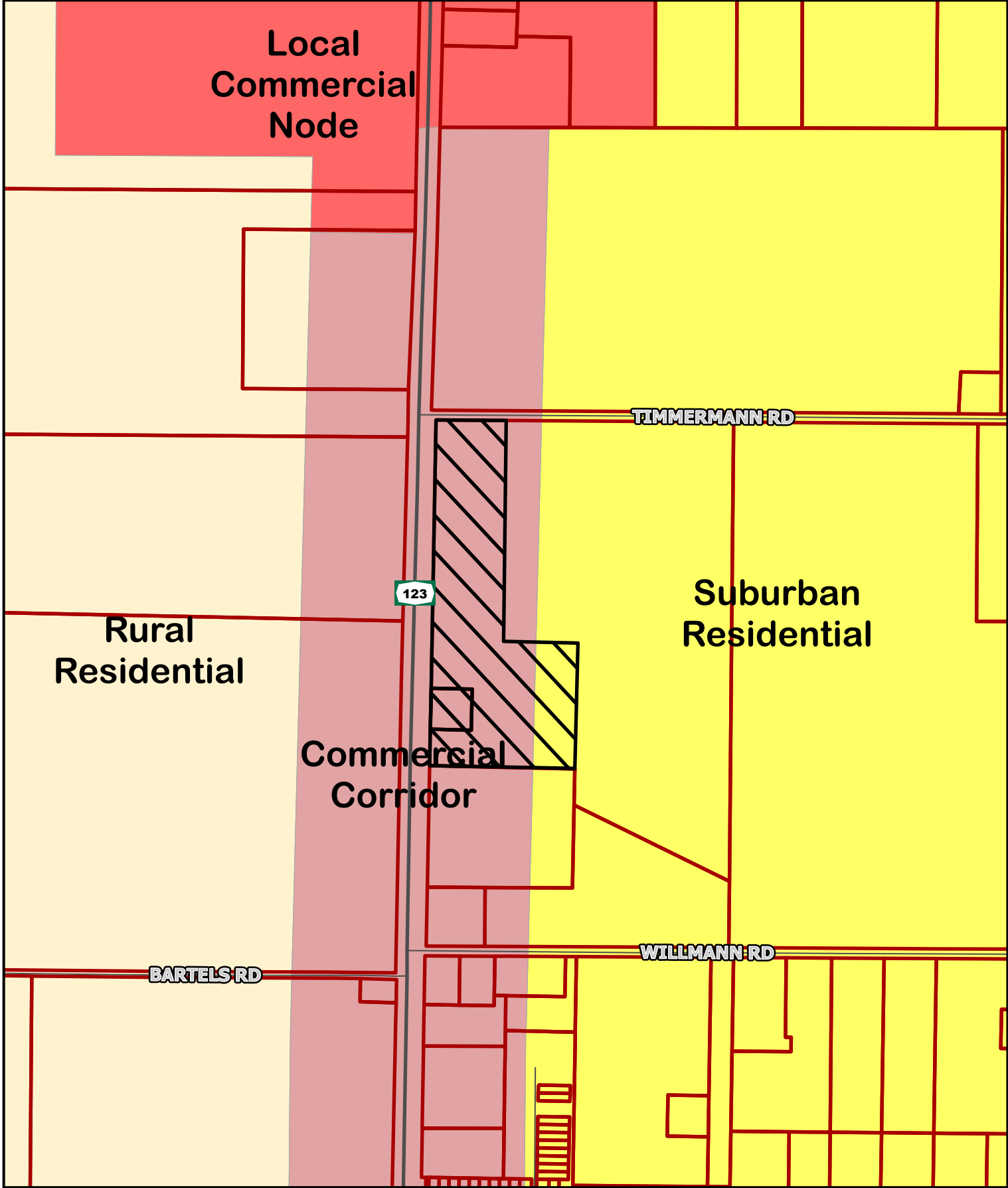
Parcel

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FUTURE LAND USE MAP

SE Corner of N SH 123 & Timmermann Rd.



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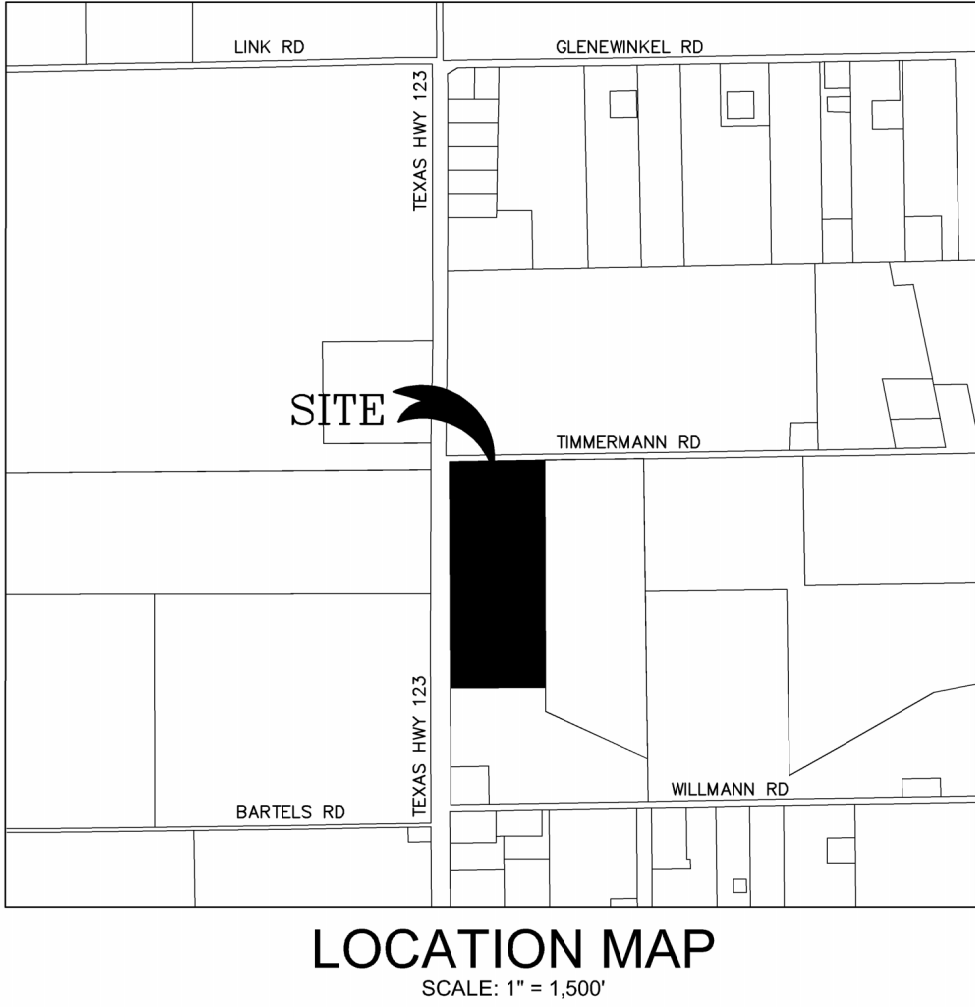
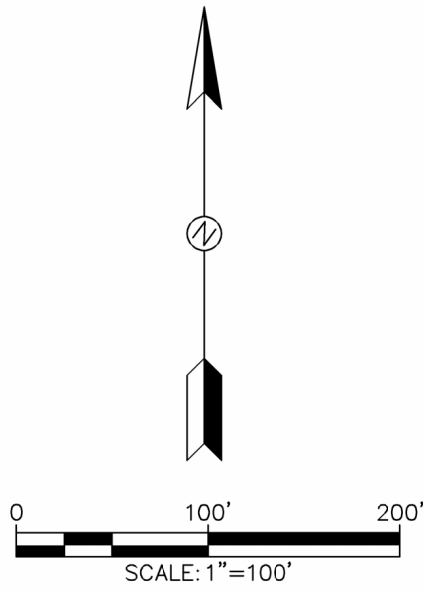
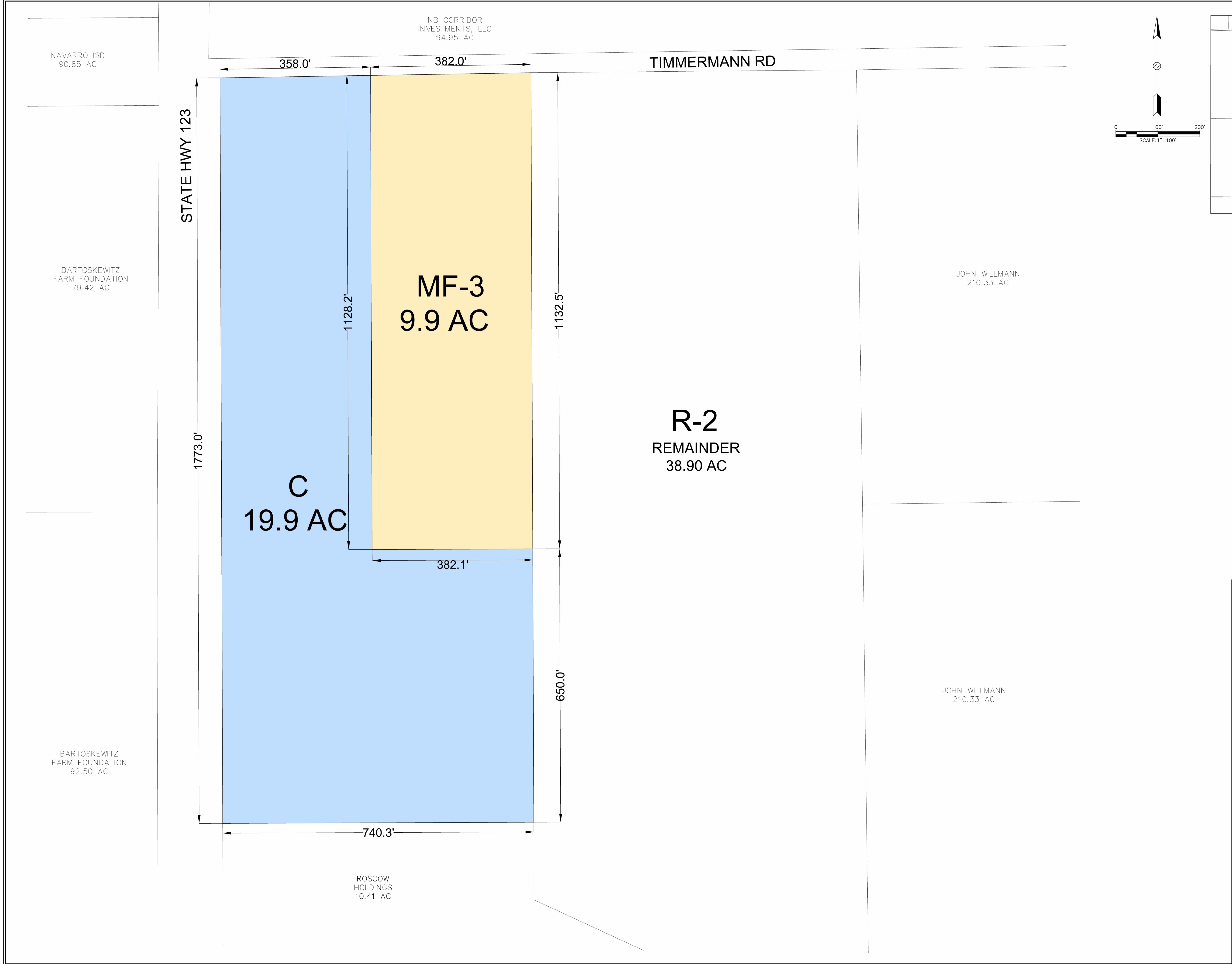
Site Location



Parcel

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Printed: 3/13/2025



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JAMES INGALLS, P.E. #107416 ON March 6, 2025. IT IS TO BE USED FOR BIDDING AND PERMITTING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.

PINNACLE OVERSIGHT  
1286 RIVER RD  
NEW BRAUNFELS, TX 78130

MORAL TRACT  
DEVELOPMENT

ZONING EXHIBIT

SHEET  
1 of 1

NO	DATE	ISSUES AND REVISIONS
△		

INK

CIVIL

2021 W SH46, STE 105  
NEW BRAUNFELS, TX. 78132  
PH: 830-358-7127 ink-civil.com  
TBPE FIRM F-13351

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## 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.)

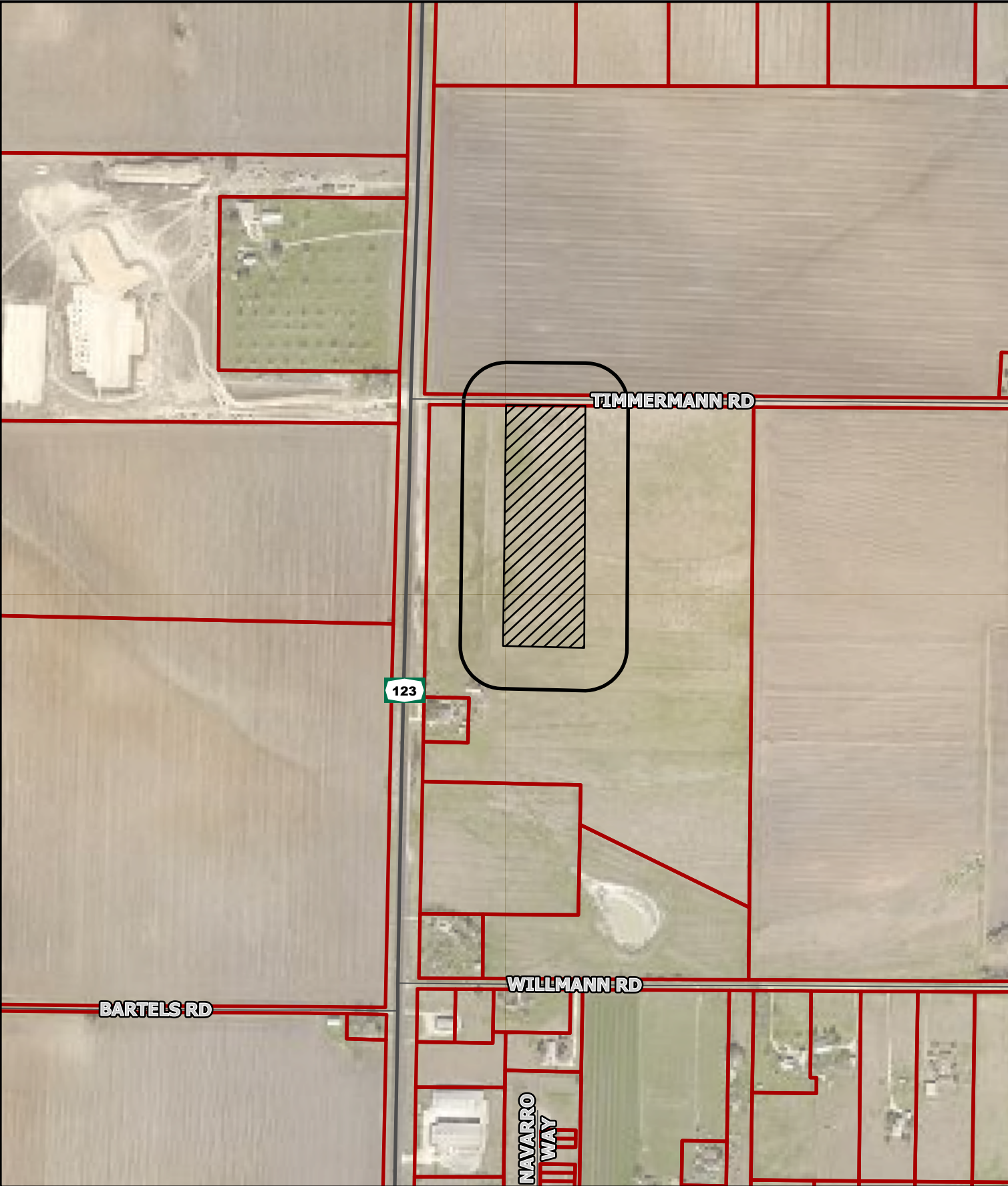
Traffic due to the increase in density. Traffic requirements will be determined during the TIA review of the development process.

### **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.

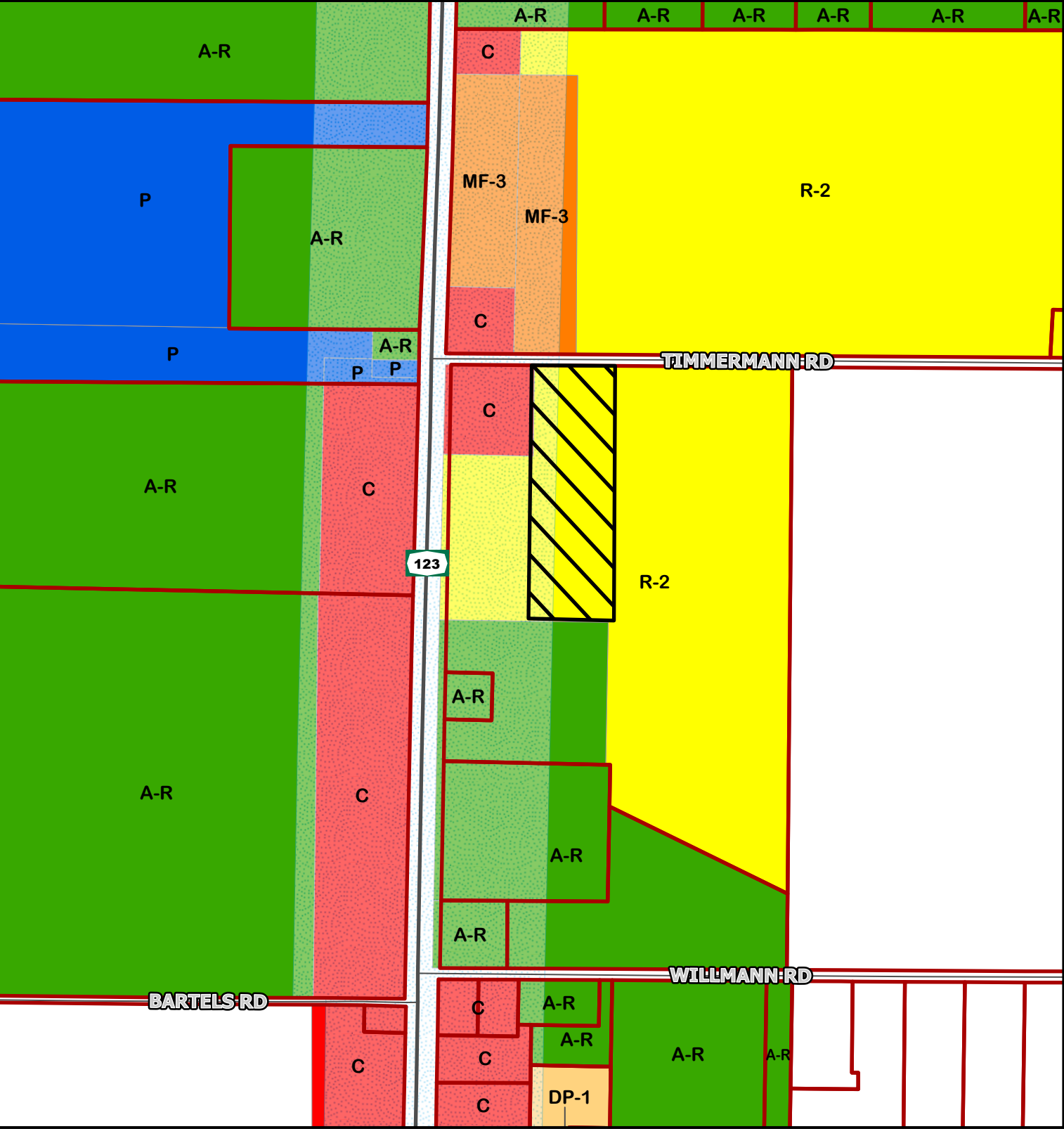
 Site Location

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        |                              |

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Site Location

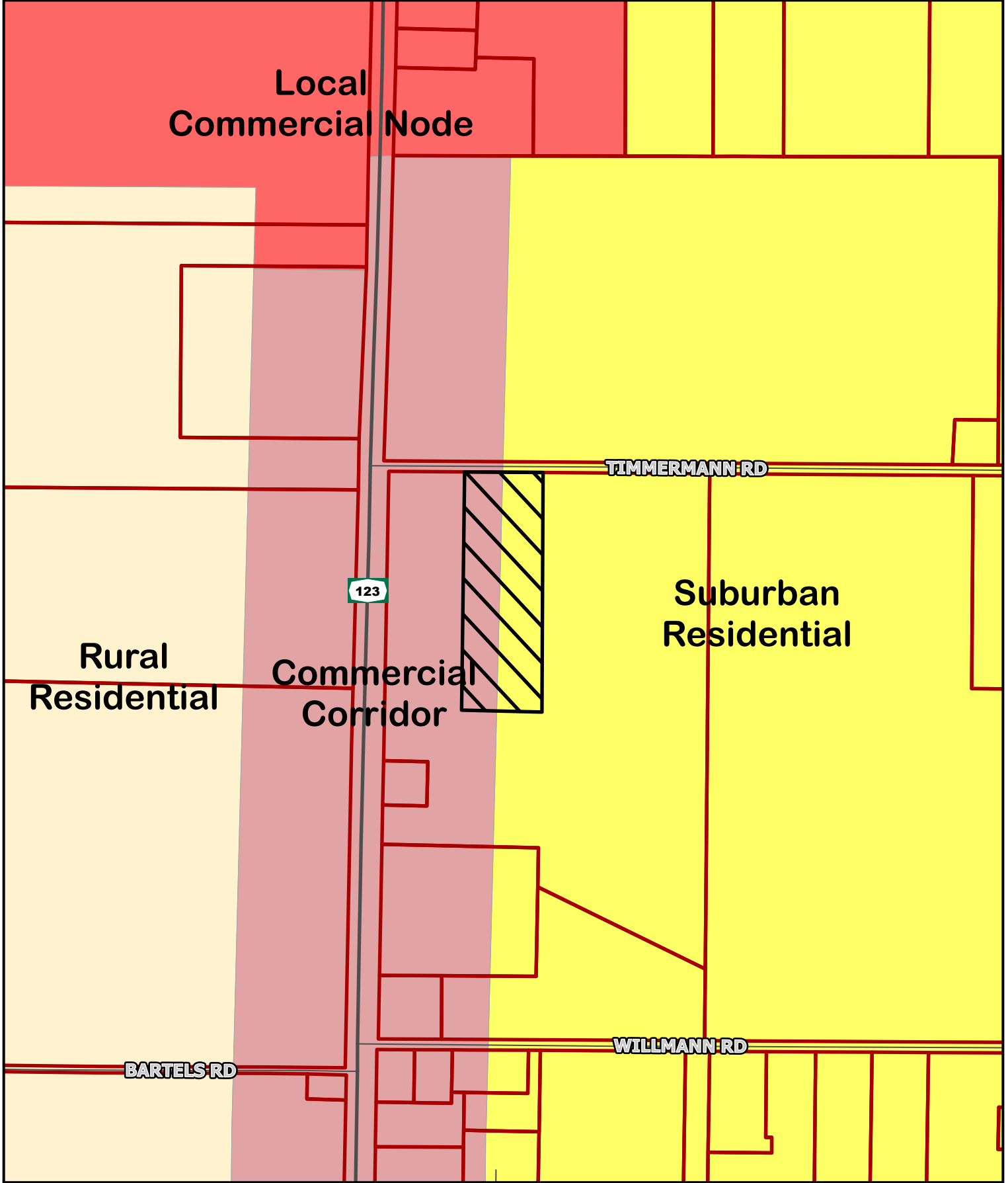


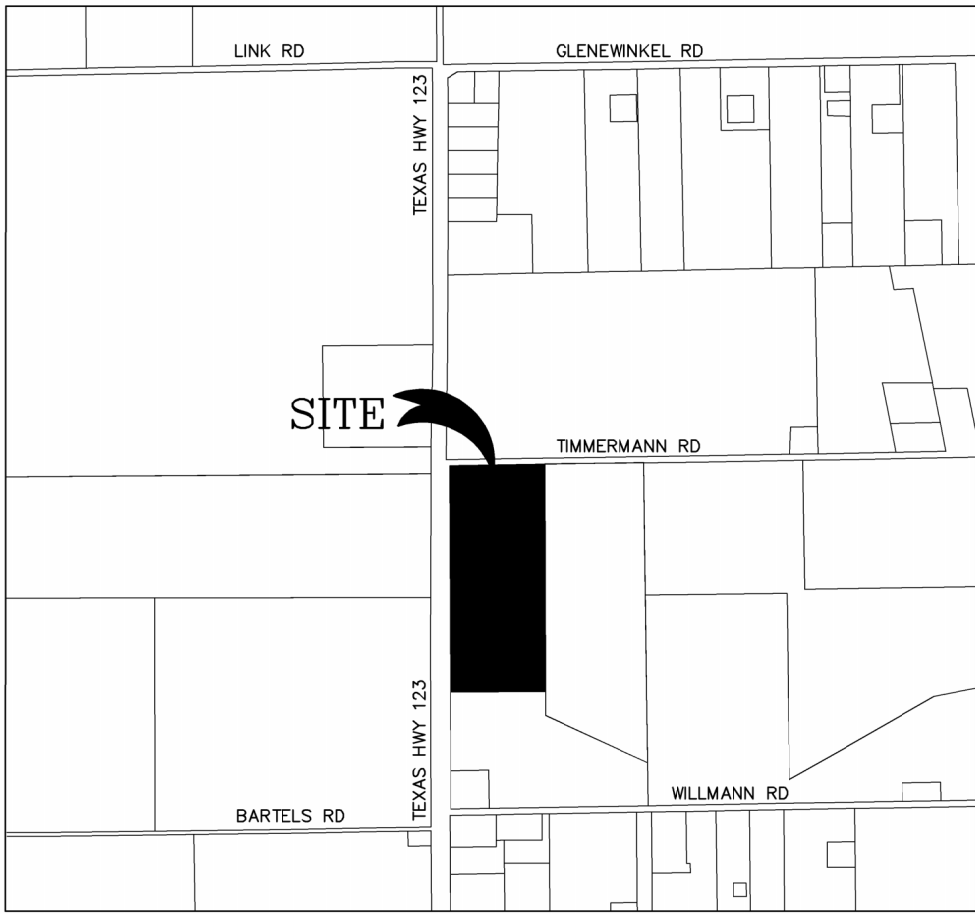
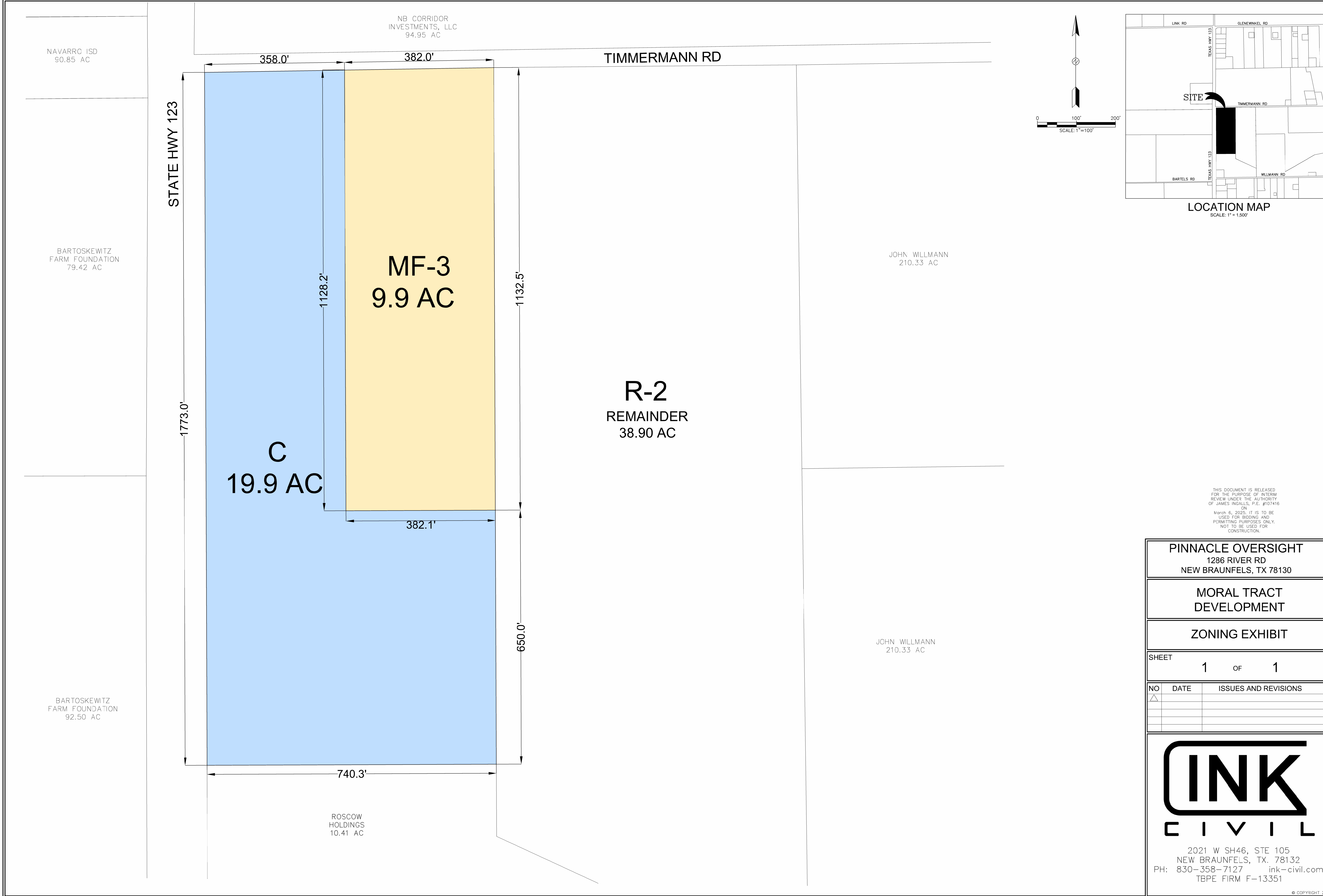
Parcel

1 inch = 600 feet

Printed: 3/13/2025







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PINNACLE OVERSIGHT  
1286 RIVER RD  
NEW BRAUNFELS, TX 78130

MORAL TRACT  
DEVELOPMENT

ZONING EXHIBIT

SHEET  
1 of 1

NO	DATE	ISSUES AND REVISIONS
△		

INK

CIVIL

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