

## MEMORANDUM

**To:** City of Seguin Mayor and Council Members  
Steve Parker, City Manager

**From:** Pamela Centeno, Director of Planning & Codes

**Through:** Rick Cortes, Deputy City Manager

**Subject:** **ZC 03-22 (SE corner of SH 123 & Timmermann Rd)**  
**Zoning Change from Agricultural-Ranch to Single-Family Residential (R-2)**  
**and Commercial**

**Date:** April 26, 2022

The City of Seguin received an application for a zoning change for approximately 58 acres out of a 91-acre tract located at the southeast corner of SH 123 and Timmermann Rd. The developer is proposing a commercial lot at the intersection and a single-family residential subdivision for the remainder of the development. Staff evaluated the zoning request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- Commercial and high-density residential land uses are recommended within the Community Node per the adopted Future Land Use Plan.
- Commercial zoning designations are seen along SH 123. Commercial land uses are commonly located along the frontages of major arterials, especially near major intersections. The area around the SH 123/Timmerman intersection is undeveloped, but a residential subdivision with commercial frontage at the NE corner of the intersection is in the early stages of development.
- Residential land uses that are directly adjacent to a major arterial have been approved in other areas in Seguin. To mitigate concerns about traffic, noise, and other nuisances to the residential lots that back up to major arterials with higher speeds, staff is presenting an ordinance that would require subdivision perimeter walls in residential subdivisions along major roadways. *The ordinance is being considered at the same City Council meeting as this request.*
- The southern portion of the tract is located within an unstudied floodplain. A floodplain study will be required prior to development of the tract to determine the boundaries of the floodplain.

Staff presented their findings to the Planning and Zoning Commission on April 12, 2022. Following the public hearing, the Commission voted to recommend approval of the zoning change to Single Family Residential R-2 and Commercial. Attached please find copies of the Staff Report, map exhibit showing the affected area, Final Report of the Commission, and the proposed Ordinance for the zoning change.