

MEMORANDUM

To: City of Seguin Mayor, Council Members, and City Manager
From: Pamela Centeno, Director of Planning & Codes
Through: Rick Cortes, Deputy City Manager
Subject: **ZC 11-25 (SE Corner of SH 123 & Timmermann Rd- Prop IDs 52343 & 172675),
Zoning Change from A-R and R-2 to C**
Date: April 28, 2025

Background

The City of Seguin received a zoning change request for a vacant, undeveloped property located at the southeast corner of SH 123 and Timmermann Road. The applicant is proposing a development with commercial, multi-family, and single-family residential land uses. The previously zoning changes for the proposed development were approved in May of 2022. At that time, only the corner was proposed for commercial development. The applicant is requesting to expand the commercial zoning further south along the frontage of SH 123. Staff evaluated the zoning request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The property is located within the Commercial Corridor district of the Future Land Use Plan, which recommends medium to largescale commercial developments that provide a buffer between larger thoroughfares and residential developments.
- The property is in an area with large farm tracts, many of which are proposed for development. The new high school for Navarro ISD is under construction across SH 123. A large portion on the frontage along SH 123 is zoned commercial. While there are still numerous large farm tracts that are zoned agricultural ranch, the properties near the intersection of Timmermann Rd have been rezoned for residential developments, both single- and multi-family residential. Most of the area between SH 123 and the proposed residential developments is zoned commercial.
- The property has street frontage on SH123 as well as on Timmermann Rd.

Action Requested

Staff is requesting action on the applicant's request to rezone the subject property to Commercial.

Recommendation

Staff presented the zoning change request to the Planning and Zoning Commission on April 8, 2025. Following a public hearing the Commission voted 8-0-0 to recommend approval of the zoning change request to Commercial.

Attachments

- Final Report of the Planning & Zoning Commission
- ZC 11-25 Staff Report
- Map Exhibits of the Subject Property
- Public Comment Forms for Notified Property Owners
- Draft Ordinance