

**CITY OF SEGUIN**

**ORDINANCE NO. \_\_\_\_\_**

**COUNTY OF GUADALUPE**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
NUMBER 884 OF THE CITY OF SEGUIN, TEXAS,  
TO REASSIGN ZONING FOR PROPERTY CURRENTLY ZONED AGRICULTURAL  
RANCH (A-R) AND TO DESIGNATE ZONING FOR A PORTION RECENTLY  
ANNEXED LOCATED AT THE NE CORNER OF STATE HIGHWAY 123 AND  
TIMMERMAN ROAD, PROPERTY ID 52517 AND 52715, MORE FULLY  
DESCRIBED IN EXHIBIT A ATTACHED,**

**(ZC 40-21)**

WHEREAS, the property located at the NE Corner of SH 123 and Timmermann Road, more fully described in Exhibit A attached hereto and incorporated herein for all purposes (hereinafter "Property") is currently zoned Agricultural Ranch (A-R); and

WHEREAS, the property located along Timmermann Rd, more fully described in Exhibit A attached hereto, was recently annexed into the city limits and is currently undesignated with a temporary default zoning of Agricultural Ranch; and

WHEREAS, the City of Seguin has determined that the designation of said property from Agricultural Ranch (A-R) to Single Family Residential (R-2) for 109.085 acres and Commercial (C) for 9.950 acres meets the criteria for zoning map amendments in 2.4.4 of the City's Unified Development Code; and

WHEREAS, the Planning and Zoning Commission of the City of Seguin has previously considered the request following notification to surrounding property owners and a public hearing as required by law; and

WHEREAS, the Planning and Zoning Commission has recommended that the application for change of designation to Single Family Residential (R-2) and Commercial (C) be approved; and

WHEREAS, the City Council has received the report of the Planning and Zoning Commission and conducted a public hearing thereon as required by law; and

WHEREAS, the City Council has considered the report of the Planning and Zoning Commission and the evidence and testimony of the property owners and surrounding property owners.

THEREFORE, BE IT ORDAINED by the City Council of the City of Seguin, Texas, as follows:

1. Ordinance Number 884 is hereby amended by changing the zoning designation for said property from Agricultural Ranch (A-R) to Single Family Residential (R-2) and Commercial (C); and
2. The Planning and Zoning Director of the City of Seguin is hereby directed to reflect the herein described changes on the zoning map of the City.

PASSED AND APPROVED on the first reading this 4th day of January 2022.

PASSED AND APPROVED on the second reading this 18th day of January 2022.

ATTEST:

---

Donna Dodgen, Mayor

---

Naomi Manski, City Secretary