

MEMORANDUM

To: City of Seguin Mayor, Council Members, and City Manager
From: Pamela Centeno, Director of Planning & Codes
Subject: **ZC 10-26 (100 Blk of Timmermann Rd)**
Zoning Change from C & MF-3 to R-2
Date: July 27, 2026

Background

The City of Seguin received a zoning change request for a portion of property that is proposed for development. The request is for approximately 16.842 acres. The developer is proposing to decrease the commercial area along SH 123 and to remove the proposed multi-family development to expand the area of single-family residential within the proposed development. Staff evaluated the zoning change request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The property is located within the Commercial Corridor and Suburban Residential districts of the Future Land Use Plan. The Suburban Residential district is supportive of single-family residential use, but the Commercial Corridor does not support residential use. However, only a portion of the requested property is within the Commercial Corridor district. The requested 16+ acres will be developed with the 92 acres zoned Single-Family Residential (R-2) directly to the east that is located entirely within the Suburban Residential district.
- The zoning change from MF-3 to R-2 will significantly decrease the residential density of the site.
- This area is comprised of vacant agricultural land; similar zoning can be seen to the north and east of this property. Existing zoning within this area is commercial along the frontage of State Hwy 123, with residential housing behind it. The property to the north of the subject property went through a similar zoning change request in 2022, for a proposed subdivision development. The applicant requested commercial zoning for the portion of the property fronting State Hwy 123, and R-2 zoning for the remainder of the property.
- Access to the property is from Timmermann Road.

Action Requested

Staff is requesting action on the applicant's request to rezone the site to Single Family Residential (R-2).

Recommendation

Staff presented the zoning change request to the Planning and Zoning Commission on July 14, 2026. Following a public hearing the Commission voted 5-1-0 to recommend approval of the zoning change request to Single-Family Residential (R-2).

Attachments

- Final Report of the Planning & Zoning Commission
- ZC 10-26 Staff Report
- Map Exhibits of the Subject Property
- Draft Ordinance