



PLANNING & CODES

Planning and Zoning Commission Report

ZC 11-25

A request for Zoning Change 11-25 from Agricultural Ranch (A-R) and Single-Family Residential (R-2) to Commercial (C) for a property located at the NE corner of SH 123 and Timmermann Rd., Property ID(s): 52343 & 172675 was considered during a public hearing at the Planning & Zoning Commission meeting on April 8, 2025.

Armando Guerrero, Planning Manager, presented the staff report. He explained that the requested 19.9-acre tract sits on vacant farmland and contains frontage along State Hwy 123 and Timmermann Rd., and that the requested Commercial (C) zoning would contain 1773 feet of frontage along State Hwy 123, and 358 feet of frontage along Timmermann Rd.

Mr. Guerrero informed the Commission that a zoning change would be required for any proposed commercial use or development at this location and stated that all development standards in Chapter 5 of the City's Unified Development Code (UDC) will be followed for any proposed commercial development.

Mr. Guerrero went on to note the surrounding zoning and land use within the area and pointed out the existing pattern of commercial zoning along the frontage of State Hwy 123. Mr. Guerrero informed the Commission of a similar zoning change request for the property to the north of this location and noted the property's location within the Commercial Corridor of the city's Future Land Use Plan (FLUP) and touched on the intent of the district.

Mr. Guerrero concluded his report by noting the access points for the tract, pointing out that TxDOT would be the approving body for any proposed access from State Hwy 123, and the city review and approve will be required for any proposed access from Timmerman Rd.

The regular meeting recessed, and a public hearing was held for ZC 11-25.

James Ingalls, INK Civil, Applicant, went over the request with the Commission and noted the proposed layout, and informed the Commission that they've been in contact with TxDOT and noted the utilities within the area.

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

After consideration of the staff report and all information given regarding Zoning Change (ZC 11-25), Commissioner Schievelbein moved that the Planning and Zoning Commission recommended approval of the zoning change from Agricultural Ranch (A-R) and Single-Family Residential (R-2) to Commercial (C) for property for the property located at the NE corner of State Highway 123 and Timmermann Road. Commissioner Windle seconded the motion. The following vote was recorded:


RECOMMENDATION TO APPROVE THE ZONING CHANGE TO COMMERCIAL (C)

MOTION PASSED

8-0-0



Francis Serna, Planning Assistant



ATTEST: Armando Guerrero, Planning Manager



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
Subject Property	C, R-2, A-R	Farmland
N of Property	C/R-2	Farmland
S of Property	A-R	Residential
E of Property	OCL	Outside of City Limits
W of Property	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.)

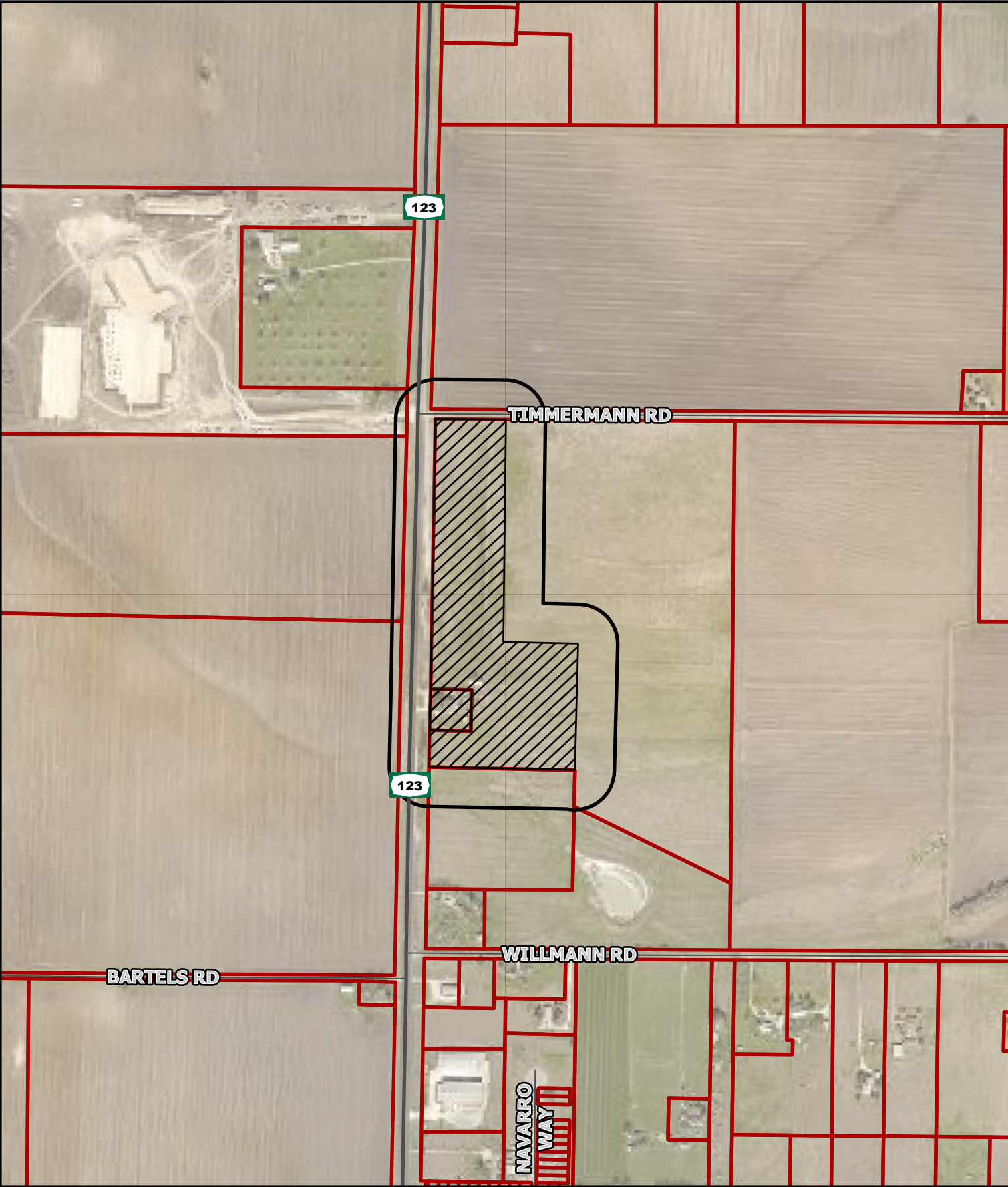
Traffic due to the increase in use. Traffic requirements will be determined during the TIA review of the development process.

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.



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.



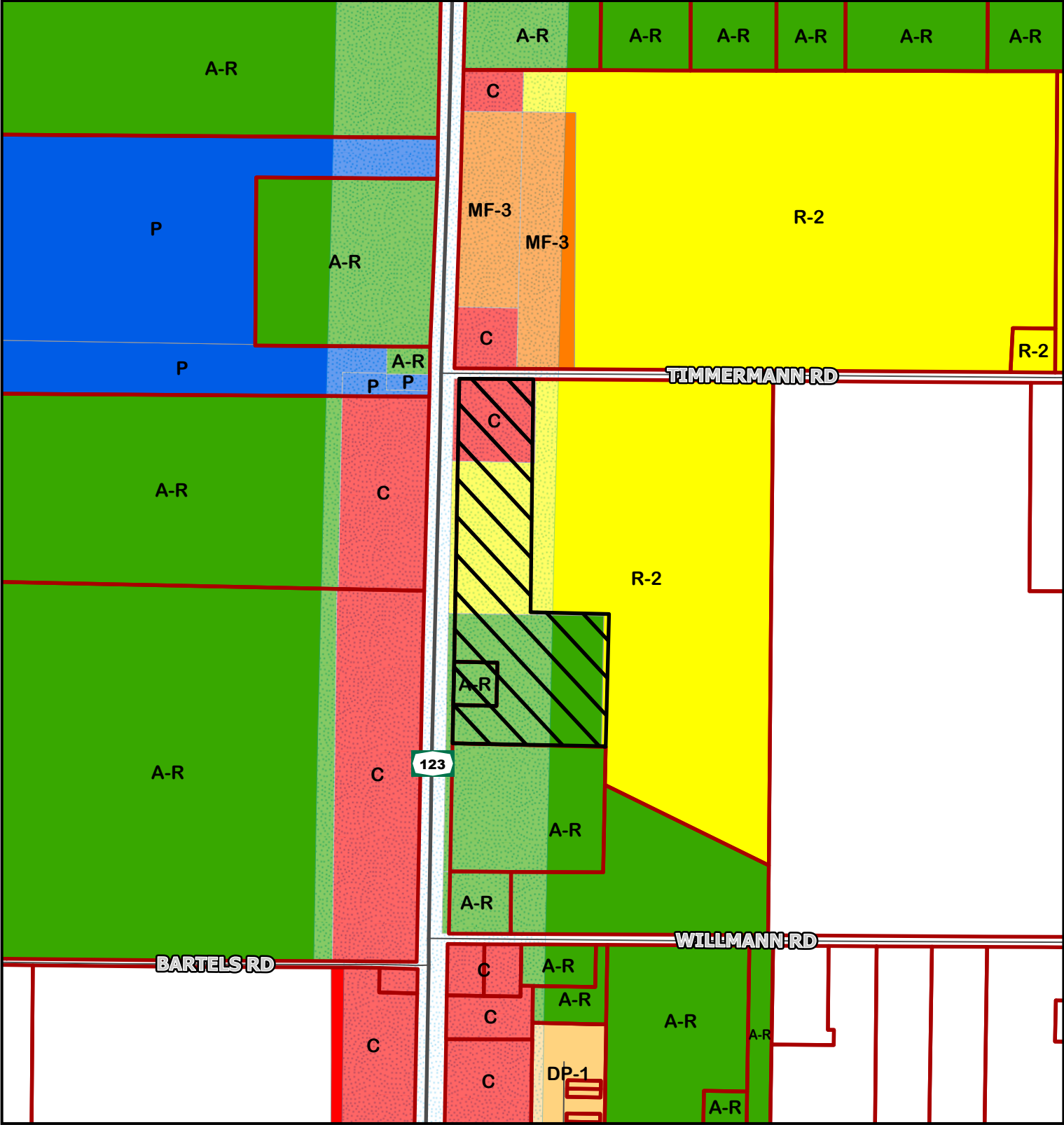
 Site Location

1 inch = 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 | |

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



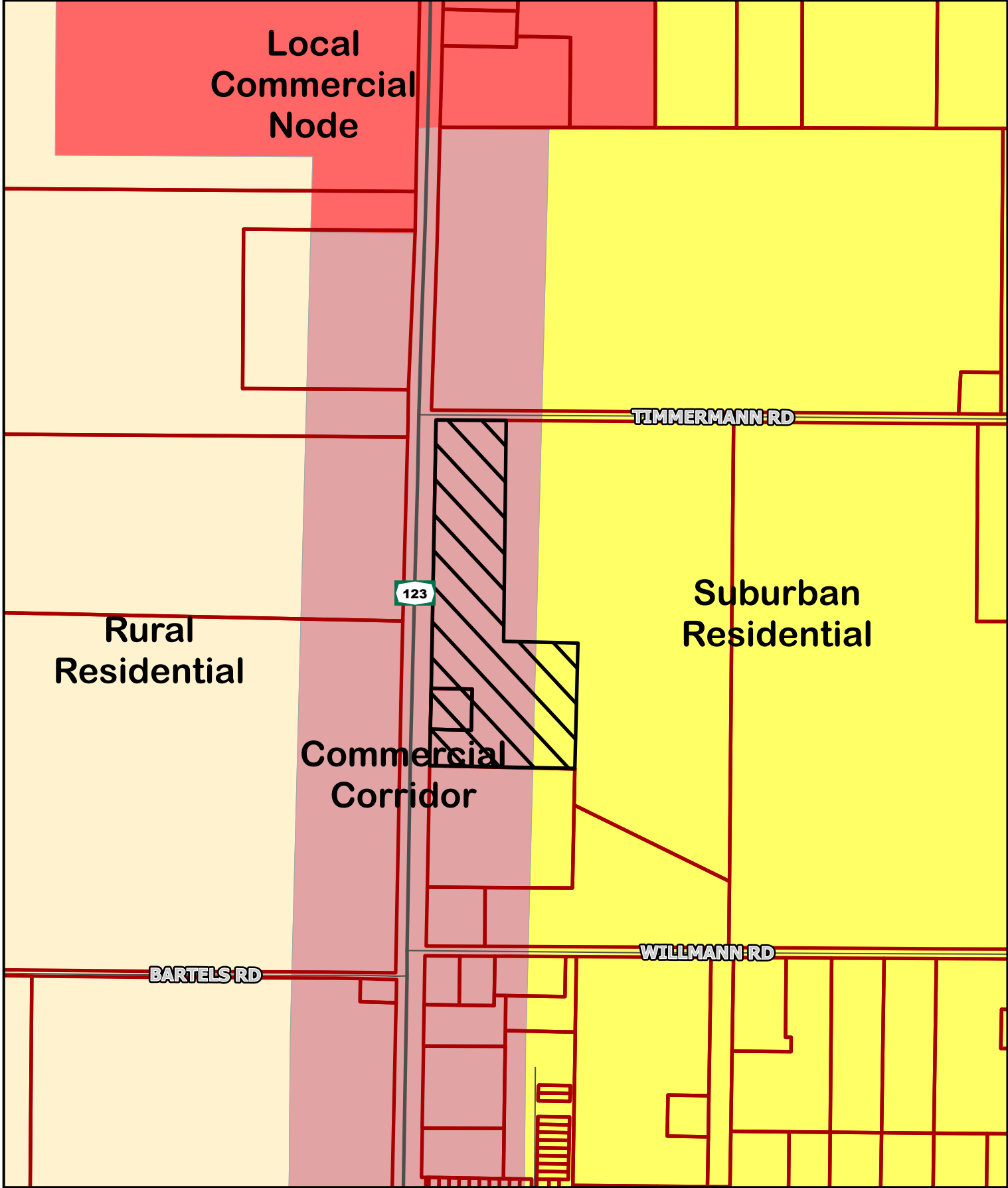
Parcel

1 inch = 650 feet

Printed: 3/13/2025

FUTURE LAND USE MAP

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



Parcel

1 inch = 650 feet

Printed: 3/13/2025

To be on record, this form may be filled out and mailed to the Planning and Zoning Department, City of Seguin, P. O. Box 591, Seguin, Texas 78156.

Please be advised that under the Open Records Act, Public Information is Available to All Members of the Public. Section 552.023 of the Government Code provides that a governmental body may not deny access to information to the person, or the person's representative, to whom the information relates. Public information includes correspondence, comments relevant to public issues and other information received from the public regardless of the medium in which it is received, collected or retained.

REPLY

SE Corner of State Highway 123 and Timmerman Road.

Property ID 52343

(ZC 11-25)

Name: Estate of Robert J. Morales by Laird H. McNeil, Dep Admin

Mailing Address: _____

Phone No.: _____

Physical Address of property (if different from the mailing):

State Hwy 123 and Timmerman Road, Seguin, TX

If "In Favor" or "Opposed" please explain why in space allotted below:

In Favor AKM

Opposed _____



Reasons and/or comments _____

To be on record, this form may be filled out and mailed to the Planning and Zoning Department, City of Seguin, P. O. Box 591, Seguin, Texas 78156.

Please be advised that under the Open Records Act, Public Information is Available to All Members of the Public. Section 552.023 of the Government Code provides that a governmental body may not deny access to information to the person, or the person's representative, to whom the information relates. Public information includes correspondence, comments relevant to public issues and other information received from the public regardless of the medium in which it is received, collected or retained.

REPLY



SE Corner of State Highway 123 and Timmerman Road.
Property ID 52343
(ZC 11-25)

Name: Ysmar Ramos Jr.

Mailing Address: _____

Phone No.: _____

Physical Address of property (if different from the mailing):

Willman RD - ABS: ID SUR: M Cherno 12.649 AC - Prop ID R848858

If "In Favor" or "Opposed" please explain why in space allotted below:

In Favor _____

Opposed ☒

Reasons and/or comments Do not want property taxes increased by commercial use

To be on record, this form may be filled out and mailed to the Planning and Zoning Department, City of Seguin, P. O. Box 591, Seguin, Texas 78156.

Please be advised that under the Open Records Act, Public Information is Available to All Members of the Public. Section 552.023 of the Government Code provides that a governmental body may not deny access to information to the person, or the person's representative, to whom the information relates. Public information includes correspondence, comments relevant to public issues and other information received from the public regardless of the medium in which it is received, collected or retained.

REPLY



SE Corner of State Highway 123 and Timmerman Road.
Property ID 52343
(ZC 11-25)

Name: Ysmar Lamos Jr.

Mailing Address: _____

Phone No.: _____

Physical Address of property (if different from the mailing):
State Hwy 123 - ABS: 10 SUR: M Cherino 10.410 AC - Prop ID R871716

If "In Favor" or "Opposed" please explain why in space allotted below:

In Favor _____

Opposed ☒

Reasons and/or comments Do not want property taxes increased by commercial use