

## 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 12-25 (SE Corner of SH 123 & Timmermann Rd- Prop ID 52343)**  
**Zoning Change from R-2 to MF-3**  
**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, the applicant proposed commercial and single-family residential land uses. The applicant is requesting to add an area for multi-family development in between the proposed commercial and single-family residential developments. 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 and Suburban Residential districts of the Future Land Use Plan. Multi-family land use are acceptable if near intersections of two arterial streets, or near schools or major employers. Multi-family land uses in these districts should also be focused on walkability to nearby amenities.
- 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 Multi-Family 3 (MF-3).

### **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 Multi-Family 3.

### **Attachments**

- Final Report of the Planning & Zoning Commission
- ZC 12-25 Staff Report
- Map Exhibits of the Subject Property
- Public Comment Forms for Notified Property Owners
- Draft Ordinance