



PLANNING & CODES

Planning and Zoning Commission Report ZC 41-21

A request for Zoning Change 41-21 from Agricultural Ranch (A-R) to Single Family Residential (R-2) for property located at 660 Timmermann Road, Property ID 52518 was considered during a public hearing at the Public and Virtual Planning & Zoning Commission meeting on December 14, 2021.

Armando Guerrero presented the staff report. He stated that the one-acre lot located at 660 Timmermann Rd. has one residential structure on the lot. The property is adjacent to farmland to the north, east, and west by that are going through zoning changes. Mr. Guerrero explained that the property to the east was recently annexed and was part of the previous zoning item, ZC 40-21. The property is located in the Emergent Residential District of the future land use plan and residential use is predominant in this area, and a range of residential densities is recommended in this district.

Staff found that no health, safety, or environmental issues have been identified for the property. The property is accessed off Timmermann Road.

Staff recommended approval of the zoning change from Agriculture Ranch (A-R) to Single-Family Residential (R-2). The zoning change is compatible with the city's future land use plan and will also work in conjunction with the zoning change of (ZC 40-21) for a proposed residential subdivision development.

The regular meeting recessed, and a public hearing was held. Joseph Sandoval, HMT Engineering and Surveying stated he was available to answer questions.

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

After consideration of the staff report and all information given regarding Zoning Change (ZC 41-21), Commissioner Spahn moved that the Planning and Zoning Commission recommended approval of the zoning change to Single Family Residential (R-2) for property located 660 Timmermann Road. Commissioner Jeffers seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE THE ZONING CHANGE TO SINGLE FAMILY RESIDENTIAL (R-2)

**MOTION PASSED
8-0-0**

A handwritten signature in cursive script, reading "Francis Serna".

Francis Serna, Planning Assistant

A handwritten signature in cursive script, reading "Armando Guerrero".

ATTEST: Armando Guerrero, Planner



PLANNING & CODES

ZC 41-21 Staff Report
660 Timmermann Rd
Zoning Change from A-R to R-2

Applicant:

Joseph Sandoval, P.E.
HMT Engineering and
Surveying
290 S. Castell Ave., Suite 100
New Braunfels, TX 78130

Property Owner:

Cori and Jason Bloch
660 Timmermann Rd
Seguin, TX 78155

Property Address/Location:

660 Timmermann Rd
Seguin, TX 78155

Legal Description:

1.00 acre in the M.Cholino
Survey, Abs 10
Property ID: 52518

Lot Size/Project Area:

1.0 acre

Future Land Use Plan:

Emergent Residential

Notifications:

Mailed: Dec 1, 2021
Newspaper: Nov 28, 2021

Comments Received:

None

Staff Review:

Armando Guerrero
Planner

Attachments:

- Location Map
- Existing Zoning Map
- Future Land Use Plan Map

REQUEST:

The applicant is requesting a zoning change from Agriculture Ranch (A-R) to Single-Family Residential (R-2)

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	A-R	Residential
N of Property	A-R	Farmland
S of Property	OCL	Farmland
E of Property	OCL	Farmland
W of Property	A-R	Farmland

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

This one (1) acre property is located at 660 Timmermann Rd on the edge of the city limits. The surrounding area is vacant farmland, the property to the west is going through a zoning change to R-2, and the property to the east is going through a voluntary annexation and zoning designation to R-2

Staff is recommending approval of the zoning change from Agriculture Ranch (A-R) to Single-Family Residential (R-2). The zoning change is compatible with the city's future land use plan and will also work in conjunction with the zoning change of (ZC 40-21) for a proposed residential subdivision development.

Planning Department Recommendation:

X	Approve as submitted
	Approve with conditions or revisions as noted
	Alternative
	Denial

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

This one (1) acre lot is located at 660 Timmermann Rd and has one residential structure on the lot. This property is bordered to the north, east, and west by vacant farmlands that are going through zoning changes.

CODE REQUIREMENTS:

A zoning change to Single-Family Residential (R-2) is needed to allow for a proposed subdivision development seen to the east and west.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

Currently, Agriculture Ranch (A-R) zoning is seen to the north and west of this property, the property to the east is currently outside the city limits, but with the previous zoning item (ZC 40-21) it will now be within the city limits and will have the same zoning (R-2) as the areas the north and west bordering this property.

COMPREHENSIVE PLAN:

This property is within the Emergent Residential District of the future land use plan. Residential use is predominant in this area, and a range of residential densities should exist in this district.

HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.)

No health, safety, or environmental issues have been identified for this property.

TRAFFIC (STREET FRONTAGE & ACCESS):

This property fronts and is accessed by Timmermann Rd.

LOCATION MAP

ZC 41-21 660 Timmermann Rd



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Lot Lines



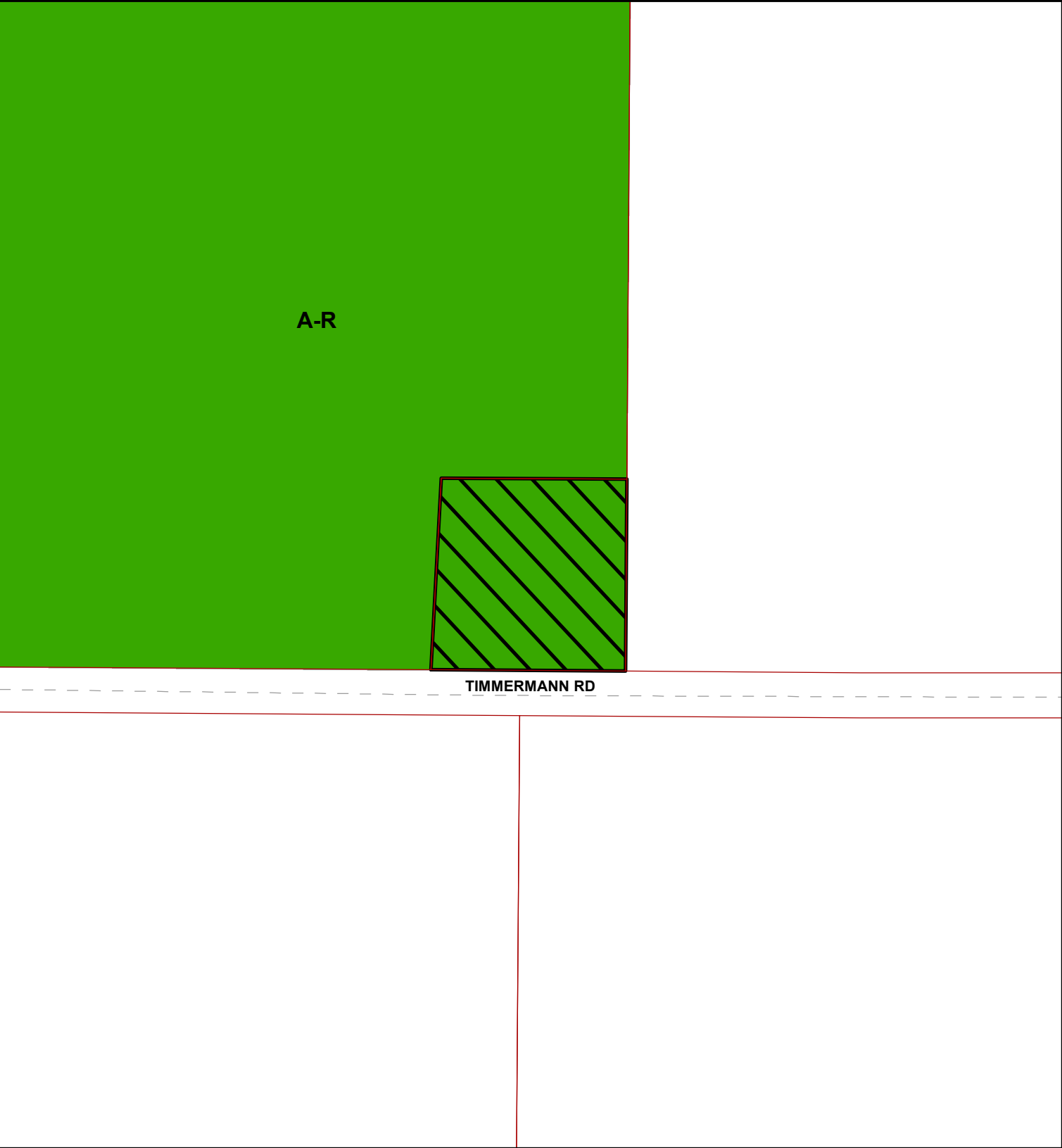
Site Location



200' Notification Buffer

1 inch = 150 feet

Printed: 11/16/2021



Agricultural - Ranch	Single Family Residential 2	MultiFamily 1	Manufactured Home Park	Industrial
Rural Residential	Zero Lot Lines	MultiFamily 2	Neighborhood Commercial	Public
Suburban Residential	Duplex 1	MultiFamily 3	Commercial	Planned Unit Development
Single Family Residential 1	Duplex 2	Manufactured-Residential	Light Industrial	ROW

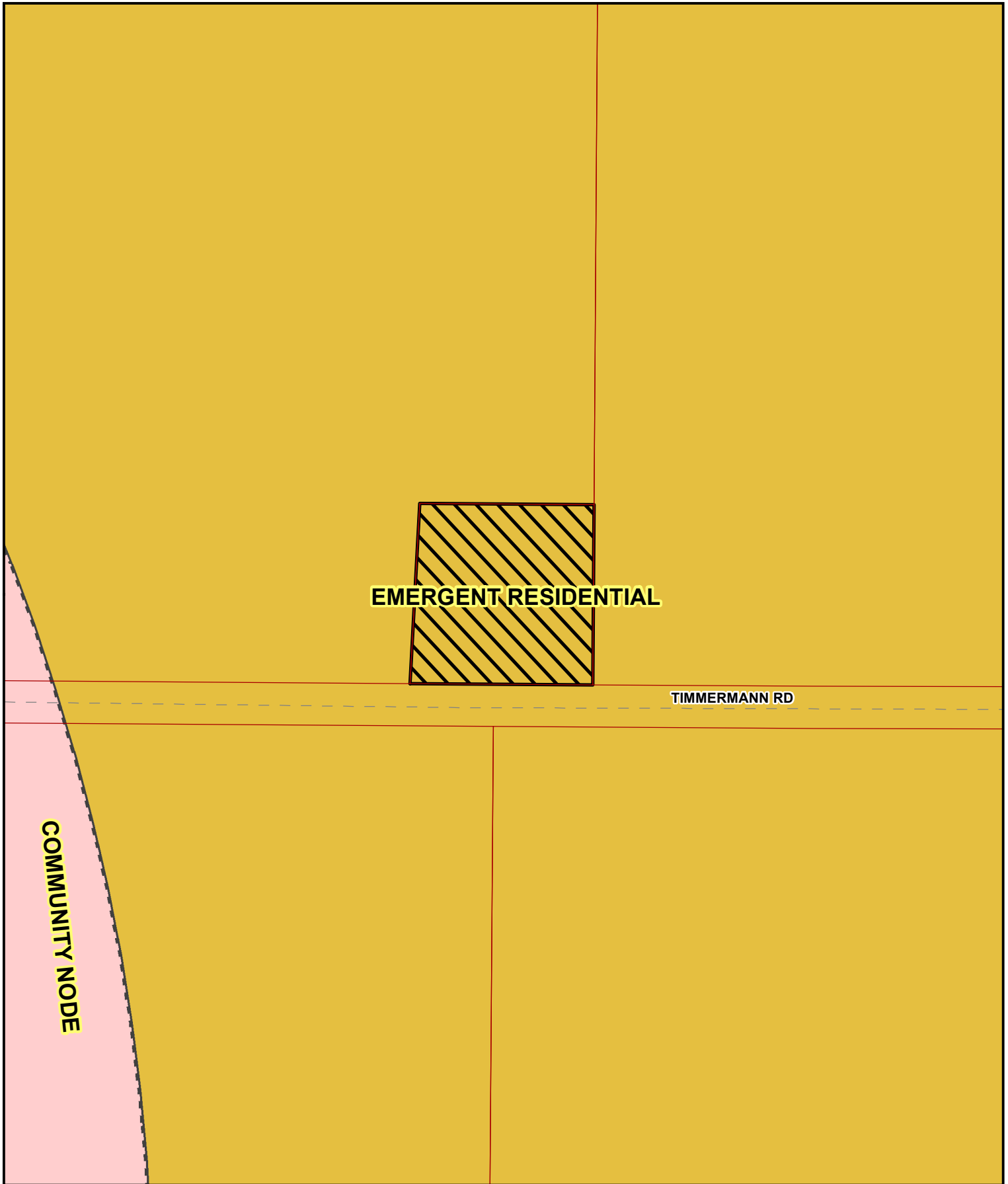
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Ownership

Site Location

1 inch = 150 feet

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