

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 21-25 (1500 Blk of Martindale Rd)**
Zoning Designation to R-1
Date: December 22, 2025

Background

The City of Seguin received a zoning designation request for a property located in the 1500 block of Martindale Road. The property is presently going through the voluntary annexation process, with the first reading of the annexation approved on December 2, 2025. The property is approximately 50.62 acres and is located on Martindale Rd across from the Navarro Oaks residential subdivision. 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 Suburban Residential district of the Future Land Use Plan, which supports single-family residential land uses.
- The proposed zoning is consistent with the residential land uses in two nearby subdivisions- Navarro Oaks and Oak Village North. The proposed land use is also compatible with the proposed elementary school site north of the Navarro Oaks Subdivision.
- Access to the proposed development would be from Martindale Rd, which is identified as an urban arterial.

During the public hearing surrounding property owners shared concerns about the additional traffic that would be generated by the new development, specifically citing the future traffic of the proposed elementary school in the same impacted area. Concerns about potential impacts to the natural springs in the area were also raised.

Action Requested

Staff is requesting action on the applicant's request to zone the property to Single-family Residential (R-1).

Recommendation

Staff presented the zoning change request to the Planning and Zoning Commission on December 9, 2025. Following a public hearing the Commission voted 6-3-0 to recommend approval of the zoning designation request to Single-family Residential (R-1).

Attachments

- Final Report of the Planning & Zoning Commission
- ZC 21-25 Staff Report
- Map Exhibits of the Subject Property
- Public Comment Form from property owner within the 200' notification area
- Draft Ordinance