



PLANNING & CODES

ZC 01-26 Staff Report
15700 Blk of FM 725
R-1 to NC

Applicant:

Lonnie D. Eaves, P.E.
Vifil & Associates
P.O. Box 163314
Austin, TX 78716

Property Owner:

MDG-RIO V Limited
340 E. FM 150 Bldg. 3, St.300
Kyle, TX 78640

Property Address/Location:

15700 Block of FM 725
Seguin, TX 78155

Legal Description:

ABS: 29 SUR: A MANSOLA 118.069 AC.
AKA RIO VERDE SUB

ABS: 29 SUR: A MANSOLA 44.354 AC.
AKA RIO VERDE SUB

Property ID: 58174 & 58287

Lot Size/Project Area:

16 acres

Future Land Use Plan:

Suburban Residential

Notifications:

Mailed: Dec 31, 2025
Newspaper: Dec 28, 2025

Comments Received:

None at time of publication

Staff Review:

Armando Guerrero
Planning Manager

Attachments:

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

REQUEST:

A zoning change request from Single-Family Residential (R-1) to Neighborhood Commercial (NC).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	R-1	Undeveloped land
N of Property	R-1	Undeveloped land
S of Property	R-1/R-2	Single family residential use
E of Property	P	Vogel Elementary
W of Property	OCL	Outside city limits

SUMMARY OF STAFF ANALYSIS:

The applicant is requesting a zoning change from Single-Family Residential (R-1) to Neighborhood Commercial (NC). The requested 16-acre portion is located along the frontage of FM 725 and is part of two tracts of land totaling 162.423 acres located within the 15700 Blk of FM 725. The site is currently vacant and undeveloped; the applicant is requesting a zoning change to Neighborhood Commercial (NC) to allow for potential retail uses that are allowed within the Neighborhood Commercial (NC) zoning district but reserve the option to develop the area for residential use.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – Neighborhood Commercial zoning is appropriate in the Suburban Residential district if compatible with adjacent homes.

Compatible with existing and permitted uses of surrounding property – Yes, small scale commercial use can be seen to the east and west of site.

Adverse impact on surrounding properties or natural environment – Potential increase in traffic.

Proposed zoning follows a logical and orderly pattern – Neighborhood Commercial zoning allows for residential use, while also allowing various types of small scale, limited impact commercial, retail, personal services, and office use.

Other factors that impact public health, safety, or welfare – None specifically identified.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The 16 acres requested is part of two tracts of land totaling 162.423 acres. The requested 16 acres of Neighborhood Commercial (NC) zoning will span the entire frontage of FM 725 as depicted on the applicant's proposed zoning map. These two tracts are currently zoned Single-Family Residential (R-1) and have contained that zoning designation since their time of annexation in 2018 and have remain undeveloped.

CODE REQUIREMENTS:

Uses allowed within the Neighborhood Commercial (NC) zoning per Section 3.4.3 Land Use Matrix of the city's Unified Development Code (UDC) would be permitted by right and can vary from residential to retail uses. Retail uses would entail small scale, limited impact commercial, retail, and personal service uses near their primary customers. Residential use/development would follow the typical residential development standards, uses and development will be required to meet the city's development requirements which include but are not limited to landscaping, platting, parking requirements, drainage mitigation, etc.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

Commercial (C) zoning and use can be seen to the east (Gas Station) and west (Dollar General), there is residential use and zoning to the north and south. The proposed Neighborhood Commercial (NC) zoning allows low-impact commercial use that is intended to serve the neighboring residence and residential developments within the area.

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

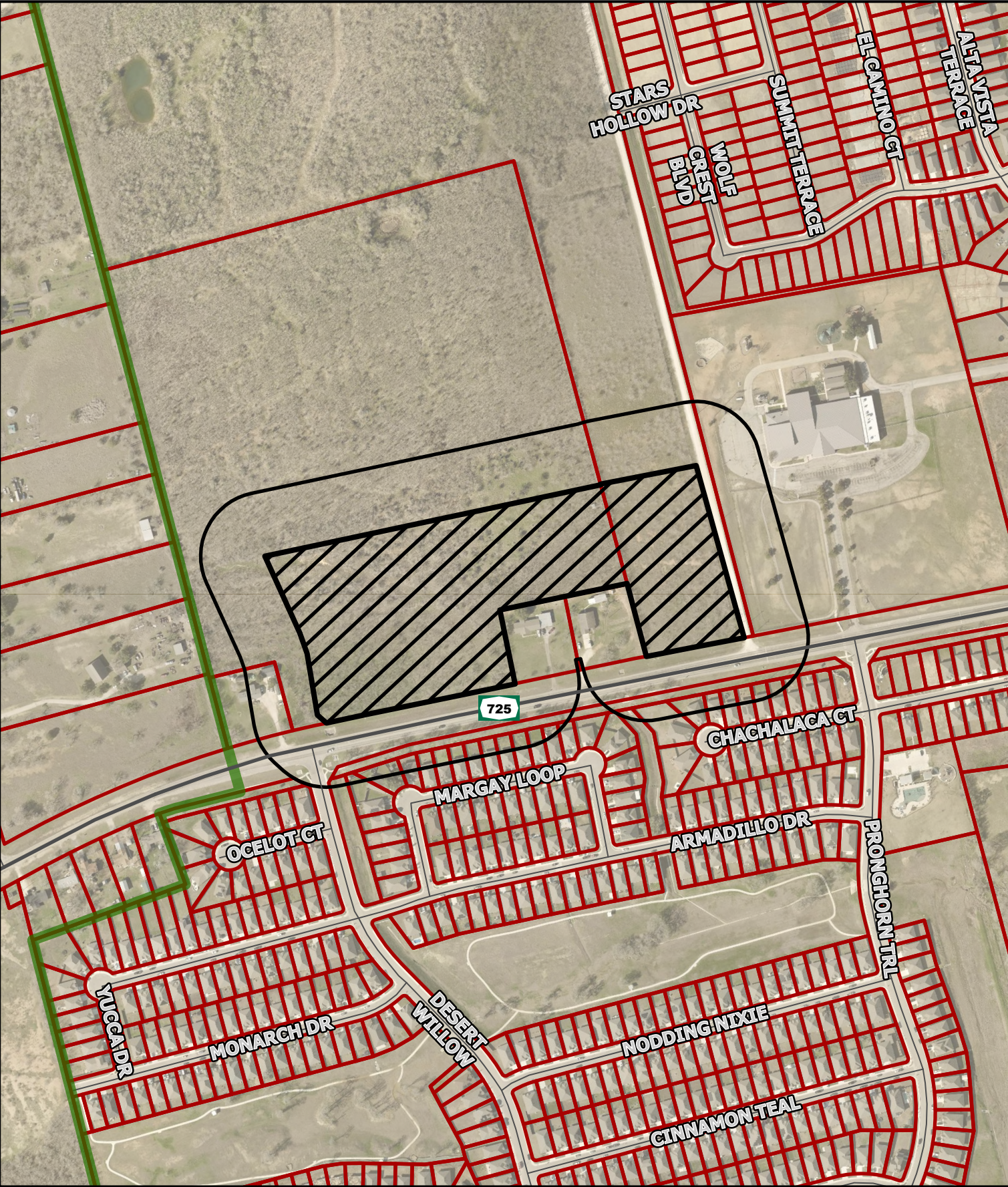
No health, safety or environmental issues have been identified for these properties.

COMPREHENSIVE PLAN (The Future Land Use Plan):

The requested 16 acres is within the Suburban Residential district of the City's Future Land Use Plan which encourages neighborhood commercial use if compatible with adjacent homes.

TRAFFIC (STREET FRONTAGE & ACCESS):

These properties contain frontage along FM 725, a TxDOT right-of-way. Access points at this location will require review and approval from TxDOT.



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.



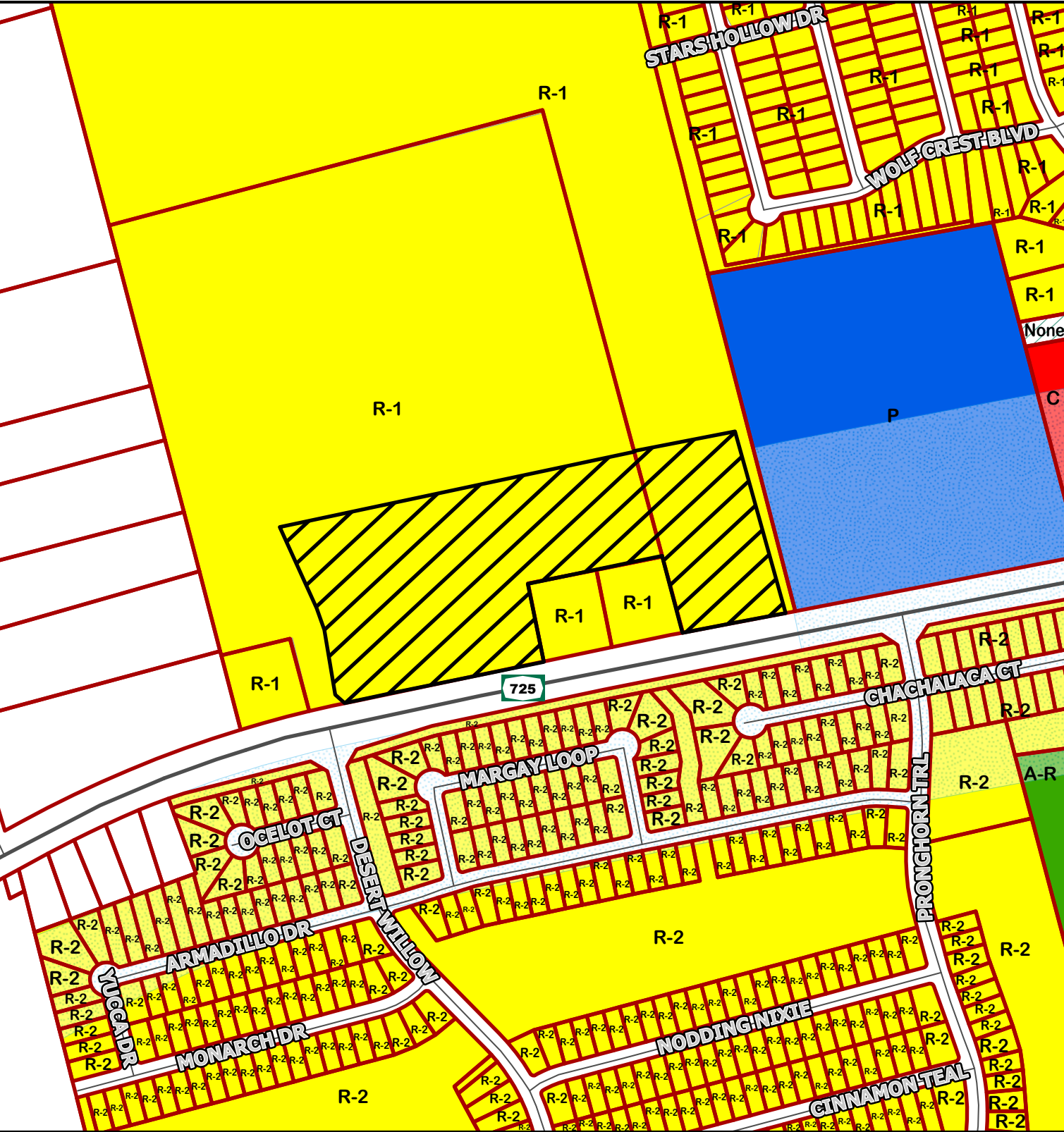
-  200' Buffer
-  Parcel
-  Site Location

1 inch = 400 feet

Printed: 12/31/2025

ZONING MAP

ZC 01-26 15700 Blk of FM 725



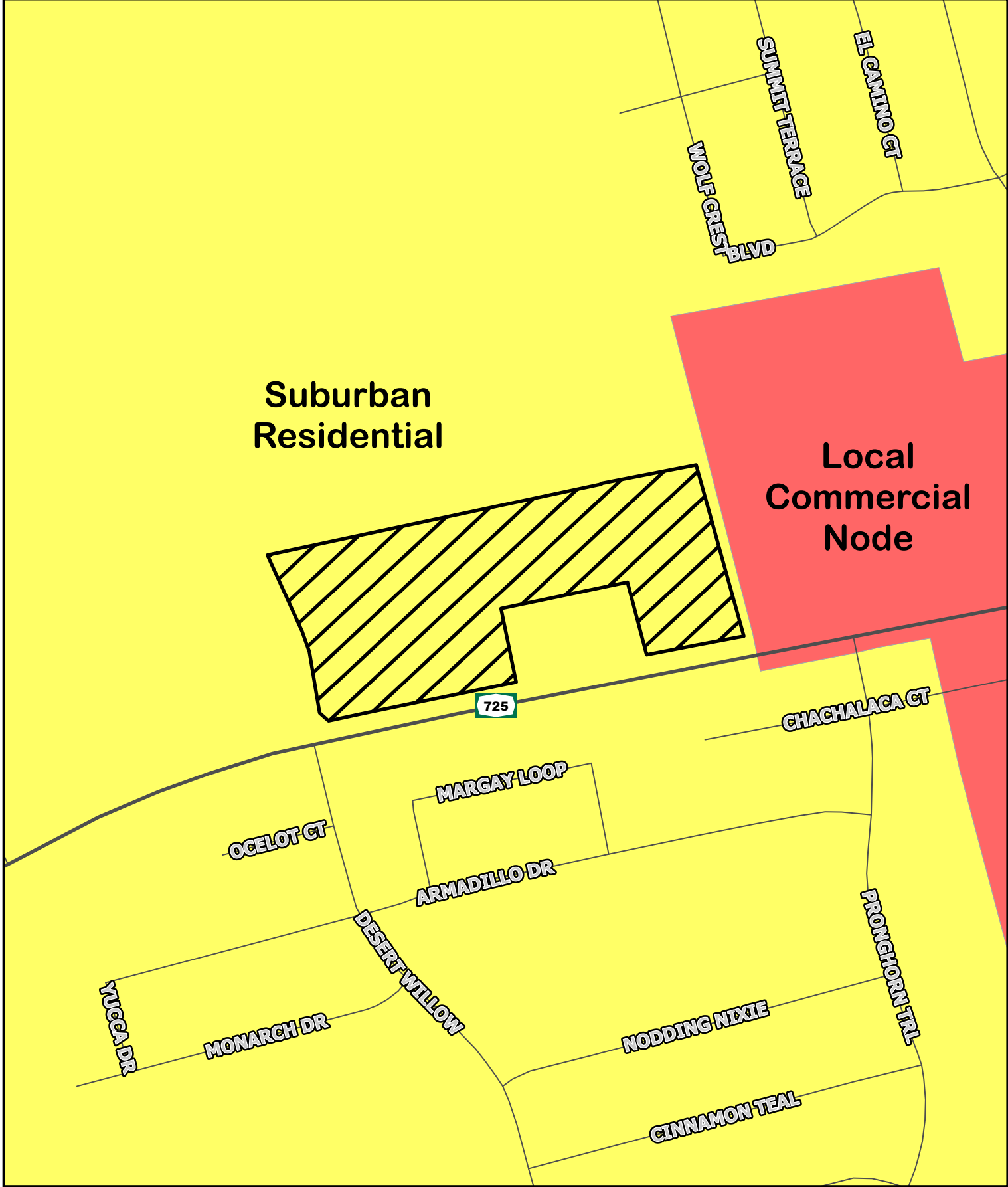
Agricultural - Ranch	Light Industrial	Manufactured Home Park	Single Family Residential 1	Zero Lot Lines
Commercial	Manufactured-Residential	Neighborhood Commercial	Single Family Residential 2	Corridor Overlay Districts
Duplex 1	MultiFamily 1	None	Rural Residential	
Duplex 2	MultiFamily 2	Public	ROW	
Industrial	MultiFamily 3	Planned Unit Development	Suburban Residential	

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Parcel

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**Site Location**

**Parcel**

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