

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 18-25 (15000 Block of FM 725- Prop ID 58157)**
Zoning Change from R-2 to P
Date: August 21, 2025

Background

The City of Seguin received a zoning change request for a 1.09-acre portion of an undeveloped 173-acre tract located in the 15000 block of FM 725. The undeveloped property is zoned R-2 for a proposed residential subdivision. The applicant has requested a zoning change to Public for the construction of an elevated water tower for Springs Hill SUD. Staff evaluated the zoning 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 recommends suburban-style single-family neighborhoods and supporting uses. In this case, the zoning change to Public is consistent as the use of a water tower would be a supporting function that meets the needs of local and broader communities in the area.
- The property is within an area of mixed commercial uses and low-density single-family housing, with a proposed medium-density residential subdivision on the larger portion of the vacant tract.
- The property fronts and takes access from FM725.

Action Requested

Staff is requesting action on the applicant's request to rezone the 1.09-acre portion of the property to Public.

Recommendation

Staff presented the zoning change request to the Planning and Zoning Commission on August 12, 2025. Following a public hearing the Commission voted 7-0-0 to recommend approval of the zoning change request to Public.

Attachments

- Final Report of the Planning & Zoning Commission
- ZC 18-25 Staff Report
- Map Exhibits of the Subject Property
- Draft Ordinance