



Planning and Zoning Commission Report ZC 14-25

A request for Zoning Designation ZC 14-25 to zone multiple properties located along FM 467 to Single-Family Residential (R-2) was considered at the June 10, 2025, Planning & Zoning Commission meeting. The subject properties—identified by parcel numbers 58179, 58180, 58203, 58215, 58216, 58254, 58263, 58267, and 58394—are located within the City of Seguin’s Extraterritorial Jurisdiction (ETJ). These properties, totaling approximately 116.62 acres, are currently used for agricultural purposes and are anticipated to be annexed into the city on July 25, 2025.

Shelly Jackson, Assistant Director, presented the staff report. She explained that upon annexation, the default zoning designation is Agricultural-Ranch unless an alternative request is made. In this case, the applicant has submitted a request for R-2 Single-Family Residential zoning. The proposed use is consistent with surrounding land uses, which include a mix of agricultural, residential, and commercial development.

Mrs. Jackson further explained that of the nine properties, five fall within the Conservation designation on the Future Land Use Plan, while the remaining four are in the Suburban Residential category. She noted that single-family development can be compatible with the Conservation designation when efforts are made to preserve natural features, open space, and ecological integrity. The developer has prioritized environmental preservation by planning to integrate protected trees into open spaces and along the rear lot lines. A detailed tree survey is forthcoming to assess and preserve viable trees either in common open areas or individual lot boundaries.

Concerns were raised by members of the Commission. Commissioner Pedigo voiced hesitation about allowing residential development in a designated Conservation area, favoring lower-density preservation. Commissioner Schievelbein expressed concern regarding the development's proximity to an existing neighborhood to the north. In response, Mrs. Jackson noted that drone-based LiDAR survey results indicated that much of the conservation-designated vegetation consists of mesquite and cedar trees, many of which appear to be in poor condition or dead. Additionally, a 100-foot-wide drainage easement between the new development and the existing neighborhood provides a natural buffer.

The regular meeting recessed, and a public hearing was held. Adrienne Donatucci, representing WBW Development, addressed the commission. She emphasized the developer’s commitment to environmental preservation, including the planned protection of trees along the property boundaries. She also noted that the drainage easement separating the development from the neighborhood to the north would provide adequate distance between the two neighborhoods.

Following discussion, Vice Chair Davila made a motion to recommend approval of the requested R-2 zoning designation for the subject properties. Commissioner Hernandez seconded the motion. The Planning & Zoning Commission voted in favor of the recommendation. The following vote was recorded:

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

MOTION PASSED

4-3-0



Francis Serna, Planning Assistant



ATTEST: Shelly Jackson, Assistant Director



PLANNING & CODES

Applicant:

WBW Development
109 W. 2nd St.
Georgetown, Texas 78626

Property Owner:

See all owners in detail listed in report.

Property Address/Location:

1300 Blk of FM 467
Property ID's 58179, 58180, 58203, 58215, 58216, 58254, 58263, 58267, and 58394

Legal Description:

Abstract 29, A Mansola Survey

Lot Size/Project Area:

116.62 Acres

Future Land Use Plan:

Conservation
Suburban Residential

Notifications:

Mailed: 5/29/2025
Newspaper: 5/25/2025

Comments Received:

Staff Review:

Shelly Jackson
Assistant Director

Attachments:

- Location Map
- Zoning Map
- Future Land Use Map

REQUEST:

The applicant is requesting a zoning designation to (R-2) Single Family Residential

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	No Zoning	Farmland
N of Property	Single Family Residential (R-2)	Arroyo Ranch Subdivision
S of Property	No Zoning	Farmland
E of Property	No Zoning	Farmland
W of Property	Ag Ranch (AR)	Farmland

PROPERTY OWNERS:

Property Id # 58179 – Herbert Coley, Property Id # 58180 – Janet Coley, Property Id's # 58203, 58215, 58216 & 58254 – WBW Single Land Investment LLC Series 105, Property Id # 58263 – Deanna Ellisor, Carol Prellop & Lori Krizan, Property Id # 58267 – Heidi Haverlah, and Property Id # 58394 – David and Lori Krizan

LEGAL DESCRIPTION:

Abstract 29, A Mansola Survey, identified as Property ID's 58179, 58180, 58203, 58215, 58216, 58254, 58263, 58267, and 58394

SUMMARY OF STAFF ANALYSIS:

The applicant is going through the voluntary annexation process and is requesting a zoning designation to (R-2) Single Family Residential. All properties are in the Seguin's ETJ, with future annexation by the city expected July 25, 2025. Of the nine properties currently in question for zoning, five of them are in the Conservation Future Land Use Plan (property ID's 58267, 58254, 58215, 58203 and 58216) and four are in the Suburban Residential Future Land Use Plan (property ID's 58263, 58394, 58179 and 58180). The request is that the properties all be (R-2) Single Family Residential zoning for future residential use. WBW Development, also known as the developer of Arroyo Ranch, has planned the properties within a proposed subdivision that will be connected to the public sewer system.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – Four of the nine properties align with the Suburban Residential designation in the future land use plan. Single family homes can also be compatible with the Conservation designation, provided that development preserves open space and protects the natural ecology and topography through clustered site planning.

Compatible with existing and permitted uses of surrounding properties – Arroyo Ranch subdivision is to the north and Parkhouse subdivision (undeveloped) is to the west of Arroyo Ranch subdivision.

Adverse impact on surrounding properties or natural environments – A drone-based LiDAR survey was conducted on the properties designated as Conservation in the FLUP. The vegetation within these areas is predominantly composed of mesquite and cedar trees. The survey identified a substantial number of trees that appear to be dead, suggesting a possible decline in ecological health within these conservation areas.

Proposed zoning follows a logical and orderly pattern – Yes

Other factors that impact public health, safety or welfare – None have been identified at this time. However, an increase in housing is expected to result in higher traffic volumes. Any necessary traffic mitigation measures will require approval from TXDOT.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The 116.62 acres are currently in the process of annexation, which includes a request for zoning designation. The property lies within the City's ETJ and is presently utilized for agricultural purposes.

CODE REQUIREMENTS:

Upon voluntary annexation, the default zoning designation for a property is Agricultural Ranch unless a specific zoning request is submitted by the applicant. In this instance, the applicant has requested (R-2) Single Family Residential zoning.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The proposed single family residential subdivision is compatible with the surrounding area, which includes agricultural uses, single-family residences, and commercial properties.

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

The developer has made the preservation of protected trees a priority by integrating them into designated open spaces or locating them along the rear boundaries of residential lots. A detailed tree survey will be conducted to assess the health and species of each tree. Those found to be in good condition will be preserved and maintained in their natural state, either within communal open areas or along property lines throughout the development.

COMPREHENSIVE PLAN (The Future Land Use Plan):

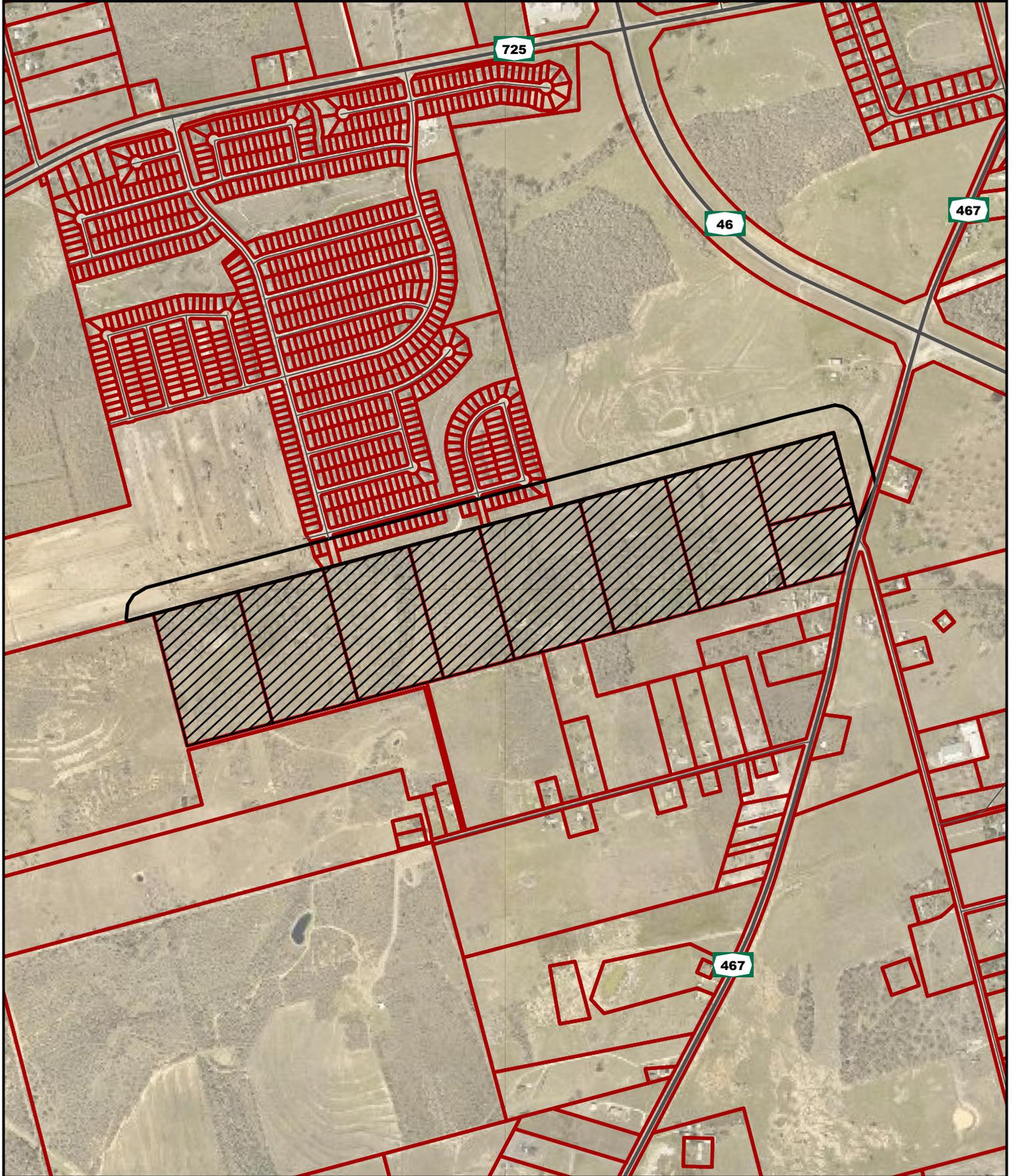
The properties fall into two Future Land Use Plan categories- Suburban Residential and Conservation. While (R-2) Single Family Residential development is not fully supported within the Conservation FLUP, the proposed zoning change still supports the overall vision of the City of Seguin's comprehensive plan, which is meant to help guide balanced growth in the area.

TRAFFIC (STREET FRONTAGE & ACCESS):

Access to the property will be provided via FM 467, which is a TXDOT-maintained right-of-way. Any connection to this state highway is subject to approval by TXDOT.

LOCATION MAP

ZC 14-25 1400 Blk of FM 467



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.



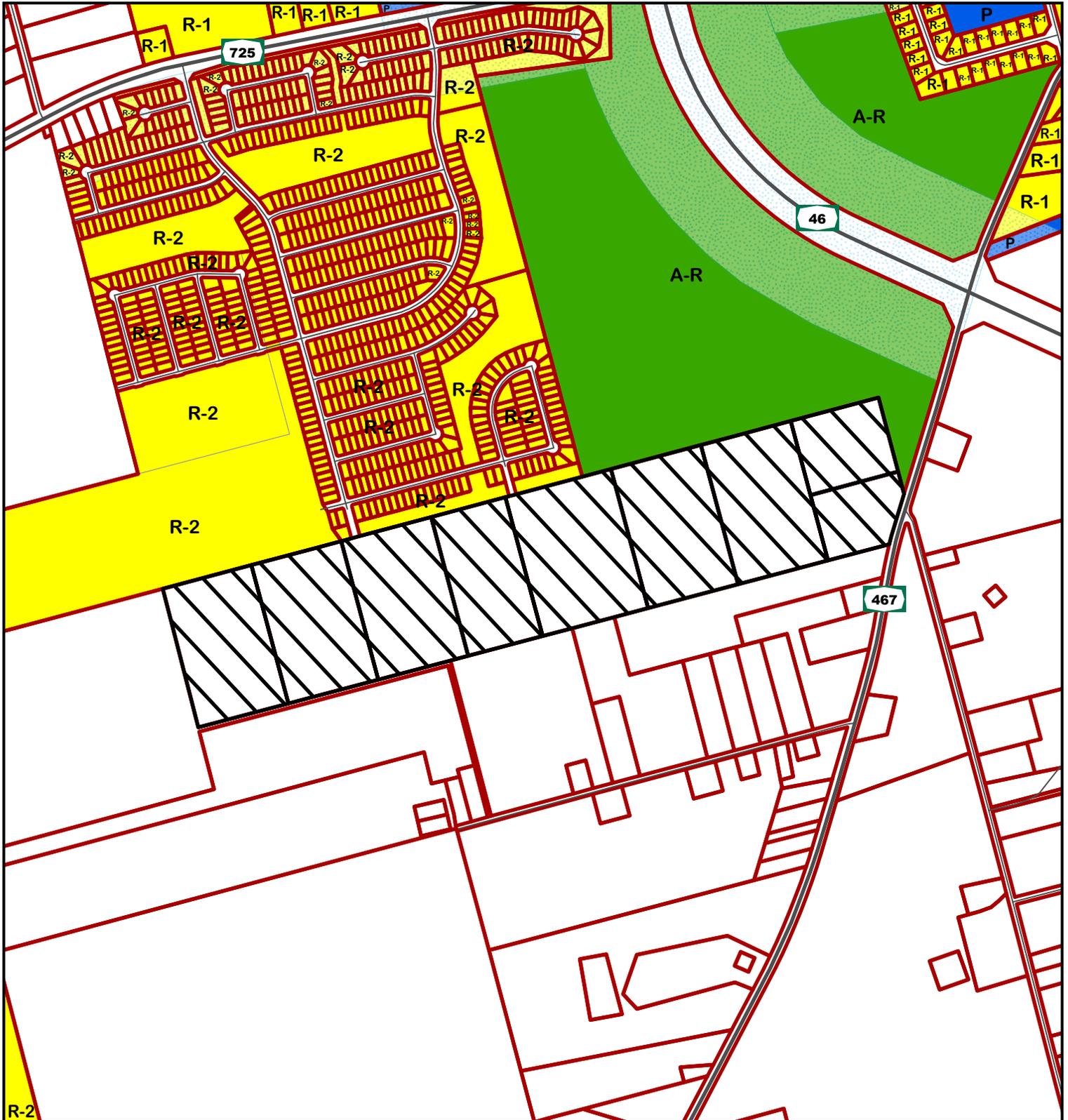
 Site Location

1 inch = 925 feet

Printed: 5/12/2025

ZONING MAP

ZC 14-25 1400 Bk of FM 467



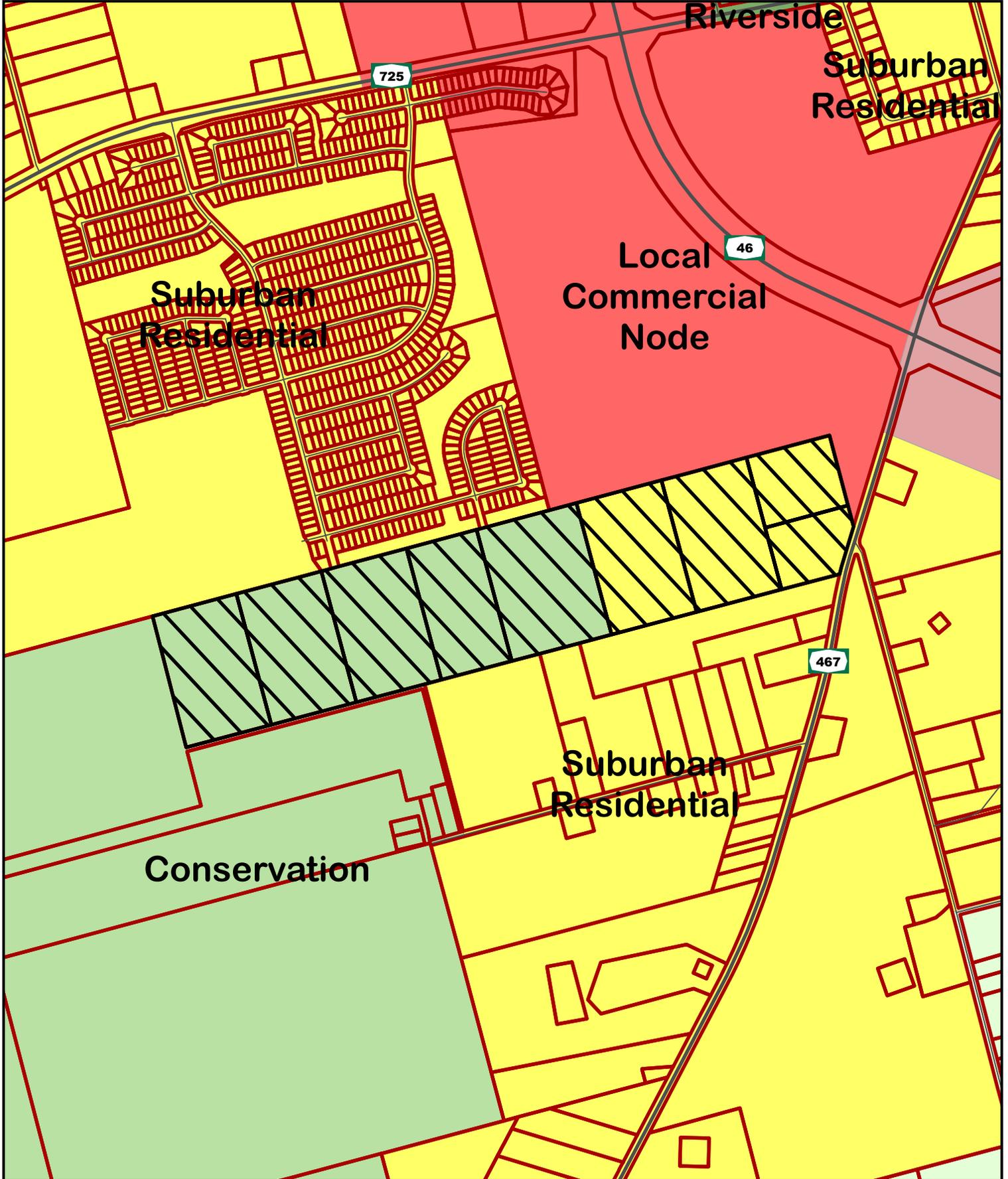
Agricultural - Ranch	Light Industrial	Manufactured Home Park	Single Family Residential 1	Zero Lot Lines
Commercial	Manufactured-Residential	Neighborhood Commercial	Single Family Residential 2	Corridor Overlay Districts
Duplex 1	MultiFamily 1	None	Rural Residential	Downtown Historical District
Duplex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

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Site Location
 Parcel

1 inch = 925 feet

Printed: 5/12/2025



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Site Location



Parcel

1 inch = 925 feet

Printed: 5/12/2025

In order to be on record, this form may be filled out and mailed to the Planning and Zoning Department, City of Seguin, P. O. Box 591, Seguin, Texas 78156.

Please be advised that under the Open Records Act, Public Information is Available to All Members of the Public. Section 552.023 of the Government Code provides that a governmental body may not deny access to information to the person, or the person's representative, to whom the information relates. Public information includes correspondence, comments relevant to public issues and other information received from the public regardless of the medium in which it is received, collected or retained.

REPLY

1300 Block of FM 467
Property ID 58267, 58254, 58215, 58203, 58216, 58263, 58394,
58179, 58180

Name: Nicole White

Mailing Address: _____

Phone No.: _____

Physical Address of property (if different from the mailing):

If "In Favor" or "Opposed" please explain why in space allotted below:

In Favor

Opposed



Reasons and/or comments We chose our lot due to its location. We were told that it was "premium" because there would only be a green belt behind us. Arroyo Ranch is doubling - do we really need another subdivision?

We are in stage 4 water restrictions. We are damaging Seguin's environment. NB halted new developments. If approved, can construction be paused until environmentally appropriate?

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REPLY

1300 Block of FM 467
Property ID 58267, 58254, 58215, 58203, 58216, 58263, 58394,
58179, 58180

Name: KEVIN AND MELDIE TURK

Mailing Address: SEGWIN, TX 78155

Phone No.: _____

Physical Address of property (if different from the mailing):

If "In Favor" or "Opposed" please explain why in space allotted below:

In Favor

Opposed



Reasons and/or comments
CURRENTLY ENJOY THE CATTLE, TREES,
AND GREENBELT VIEWS FROM OUR
BACKYARD. DO NOT WANT THE
CONGESTION OF MORE HOUSES.

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REPLY

1300 Block of FM 467
Property ID 58267, 58254, 58215, 58203, 58216, 58263, 58394,
58179, 58180

Name: Victoria Nieto

Mailing Address: _____

Phone No.: _____

Physical Address of property (if different from the mailing):

If "In Favor" or "Opposed" please explain why in space allotted below:

In Favor
Opposed



Reasons and/or comments _____

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REPLY

1300 Block of FM 467
Property ID 58267, 58254, 58215, 58203, 58216, 58263, 58394,
58179, 58180

Name: Frank Dalrymple (and Martha Dalrymple)
Mailing Address: Seguin TX
78155

Phone No.: _____

Physical Address of property (if different from the mailing):

If "In Favor" or "Opposed" please explain why in space allotted below:

In Favor

Opposed



Reasons and/or comments We paid \$10K more for a premium lot across from a wooded area (2024)! The land behind us is a sensitive ecological area housing a stream and many species of birds. Will this be left to flourish? Are there many other places in Seguin to develop?

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REPLY

1300 Block of FM 467
Property ID 58267, 58254, 58215, 58203, 58216, 58263, 58394,
58179, 58180

Name: Norma Avila Villa , Alan Gonzalez

Mailing Address: _____

Phone No.: _____

Physical Address of property (if different from the mailing):

If "In Favor" or "Opposed" please explain why in space allotted below:

In Favor

Opposed



Reasons and/or comments We do not wish to lose the natural area that houses animals and plants/trees.
We have seen many deer, a great variety of birds, rabbits, and many small mammals around the forest area.
We would also lose the view of the forest.