

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 01-26 (15700 Blk of FM 725)**
Zoning Change from R-1 to NC
Date: January 26, 2026

Background

The City of Seguin received a zoning change request for a 16-acre portion of a 162.423-acre vacant tract located on FM 725 across the Arroyo Ranch residential subdivision. City Council previously approved a development agreement for a proposed development on the 162.423 acres of land, with proposed residential lots larger than the typical minimum lot sizes in other R-1 zoned subdivisions. Per the approved development agreement, the lot sizes for the residential lots in the proposed development will be no less than 10,000 sq ft, which is twice the size of the minimum lot size requirement of 5,000 sq ft in the R-1 and R-2 single family residential zoning district. The applicant is requesting a zoning change for the 16 acres of land fronting FM 725. 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 on the Future Land Use Plan, which supports neighborhood commercial land uses if compatible in scale with adjacent homes.
- The existing land uses near the site are primarily single-family residential, but there are commercial-zoned properties and commercial uses on other properties in the area fronting FM 725. There is also an elementary school near this site. Neighborhood commercial zoning allows low-impact commercial uses that are intended to serve the residential developments within the area.
- The property has frontage along FM 725, a TxDOT ROW. Access points at this location will require approval from TxDOT.

Action Requested

Staff is requesting action on the applicant's request to rezone the 16-acre portion of land to Neighborhood Commercial (NC).

Recommendation

Staff presented the zoning change request to the Planning and Zoning Commission on January 13, 2026. Following a public hearing the Commission voted 9-0-0 to recommend approval of the zoning change request to Neighborhood Commercial.

Attachments

- Final Report of the Planning & Zoning Commission
- ZC 01-26 Staff Report
- Map Exhibits of the Subject Property
- Draft Ordinance