



## **PLANNING & CODES**

### **Planning and Zoning Commission Report**

#### **ZC 18-25**

A request for Zoning Change 18-25 from Single Family Residential (R-2) to Public (P) for a property located at located at the 15000 blk of FM 725, Property ID 58157 was considered during a public hearing at the Planning & Zoning Commission meeting on August 12, 2025.

Kyle Warren, planner, presented the staff report. He stated that the applicant wanted to go forward with a zone change to Public zoning in order to come back to the Planning and Zoning Commission for a Specific Use Permit for a proposed water tower.

Mr. Warren stated the property is a 1.09-acre portion 173.105-acre lot surrounded by Single-family Residential, Commercial, and Ag Ranch zoning types and uses.

Mr. Warren stated that the request is consistent with the FLUP of Suburban residential as the proposed water tower is a needed use for single family residences. The zoning follows a logical and orderly pattern with Public acting as a transition zoning type from commercial and Ag Ranch (across FM 725) to Single-Family Residential.

Mr. Warren stated no public comment letters received in favor or against, though one phone call received from the adjacent property to the west was in support of the zoning change.

Commissioner Jones asked if the project considered any right of way dedication for FM 725 once the property was platted. His concern was that the lot was not going to have the required 1-acre space for a water tower by state law.

Mr. Warren stated he was not sure of the dedication requirement of FM 725 at that point in time, but the applicant could answer such a question.

The regular meeting recessed, and a public hearing was held. The applicant, Jose Lozano approached the podium and stated that the .09 acres out of the 1.09 acres being requested for the zone change would be left for right of way dedication once the property was platted.

No other public comment was made.

The regular meeting was reconvened for action, and a vote was made.

After consideration of the staff report and all information given regarding Zoning Change (ZC 18-25), Commissioner Eddie Davila moved that the Planning and Zoning Commission recommended approval of the zoning change from Single Family Residential (R-2) to Public (P) for property located at the 15000

Block of FM 725. Commissioner Joe Pedigo seconded the motion. The following vote was recorded:

**RECOMMENDATION TO APPROVE THE ZONING CHANGE TO PUBLIC (P)**

**MOTION PASSED**

**7-0**



Francis Serna,  
Planning Assistant



ATTEST: Kyle Warren,  
Planner



## PLANNING & CODES

ZC 18-25 Staff Report  
15000 Blk of FM 725  
Zoning Change from R-2 to P

**Applicant:**

Republic Land And  
Development Company Lp  
2722 W. Bitters Rd. Ste 106  
San Antonio, Tx 78248

**Property Owner:**

Republic Land And  
Development Company Lp

**Property Address/Location:**

15000 Blk of FM 725  
Property ID 58175

**Legal Description:**

ABS: 29 SUR: A MANSOLA  
173.105 ACS. AKA  
PARKHOUSE SUB

**Lot Size/Project Area:**

1.09 Ac.

**Future Land Use Plan:**

Suburban Residential

**Notifications:**

Mailed: July 30, 2025  
Newspaper: July 27, 2025

**Comments Received:**

None to date

**Staff Review:**

Kyle Warren  
Planner

**Attachments:**

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

**REQUEST:**

A Zoning Change request from Single-Family Residential (R-2) to Public (P).

**ZONING AND LAND USE:**

	Zoning	Land Use
<b>Subject Property</b>	Single Family Residential (R-2)	Vacant
<b>N of Property</b>	Agricultural-Ranch (AR) Commercial (C)	Self-storage, retail commercial, and single-family homes
<b>S of Property</b>	Single Family Residential (R-2)	Vacant
<b>E of Property</b>	Single Family Residential (R-1)	Single-family home
<b>W of Property</b>	Single Family Residential (R-2)	Vacant

**SUMMARY OF STAFF ANALYSIS:**

The applicant (Republic Land And Development Company Lp) is requesting a zone change for a property located at the 15000 block of FM 725 from Single-Family Residential (R-2) to Public (P) zoning. This request is being made for a future water tower/ utility facility in this location.

**CRITERIA FOR ZONING CHANGE:**

Consistency with the future land use plan – Consistent. The future land use plan for this location is Suburban Residential. This FLUP iterates “Suburban Residential areas should include typical suburban-style single-family neighborhoods and supporting uses.” In this case the zone 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.

Compatible with existing and permitted uses of surrounding property – Compatible. This is an area of mixed commercial uses as well as some low-density single-family housing to the north and west of the property. Public zoning is typically seen mixed in with the aforementioned uses.

Adverse impact on surrounding properties or natural environment – None identified

Proposed zoning follows a logical and orderly pattern – Public zoning is compatible for this property. The proposed water tower is a utility use that will service the surrounding single-family zoned areas for future development. This type of use can be in public zoning to be able to go forward with an SUP to allow for the use of a water tower.

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

## **PLANNING DEPARTMENT ANALYSIS**

### **SITE DESCRIPTION**

The 1.09 acres being zoned is out of a much larger tract of 285.85 of the Parkhouse subdivision that was annexed into the city in December 2001. The tract was subsequently zoned Single-Family Residential (R-2) in 2017

### **CODE REQUIREMENTS:**

Per section 3.2.0 of Seguin's UDC Public zoning is defined as "Governmental, civic, public service facilities. This includes schools, churches, governmental offices, and parks." The applicant will need this zone change to go forward with the Specific Use Permit for a Utility Facility, as such a permit is prohibited in R-2 Single-Family Residential zoning.

### **COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:**

This is an area of mixed commercial uses (retail and storage) as well as some low-density single-family housing to the north of the property. Public zoning would act as an area of transition between Commercial and Single-Family zoning types.

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

No health, safety and general welfare issues have been identified.

**COMPREHENSIVE PLAN (The Future Land Use Plan):** The property is in the Suburban Residential FLUP which states: "Suburban Residential areas should include typical suburban-style single-family neighborhoods and supporting uses." In this case the zone 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.

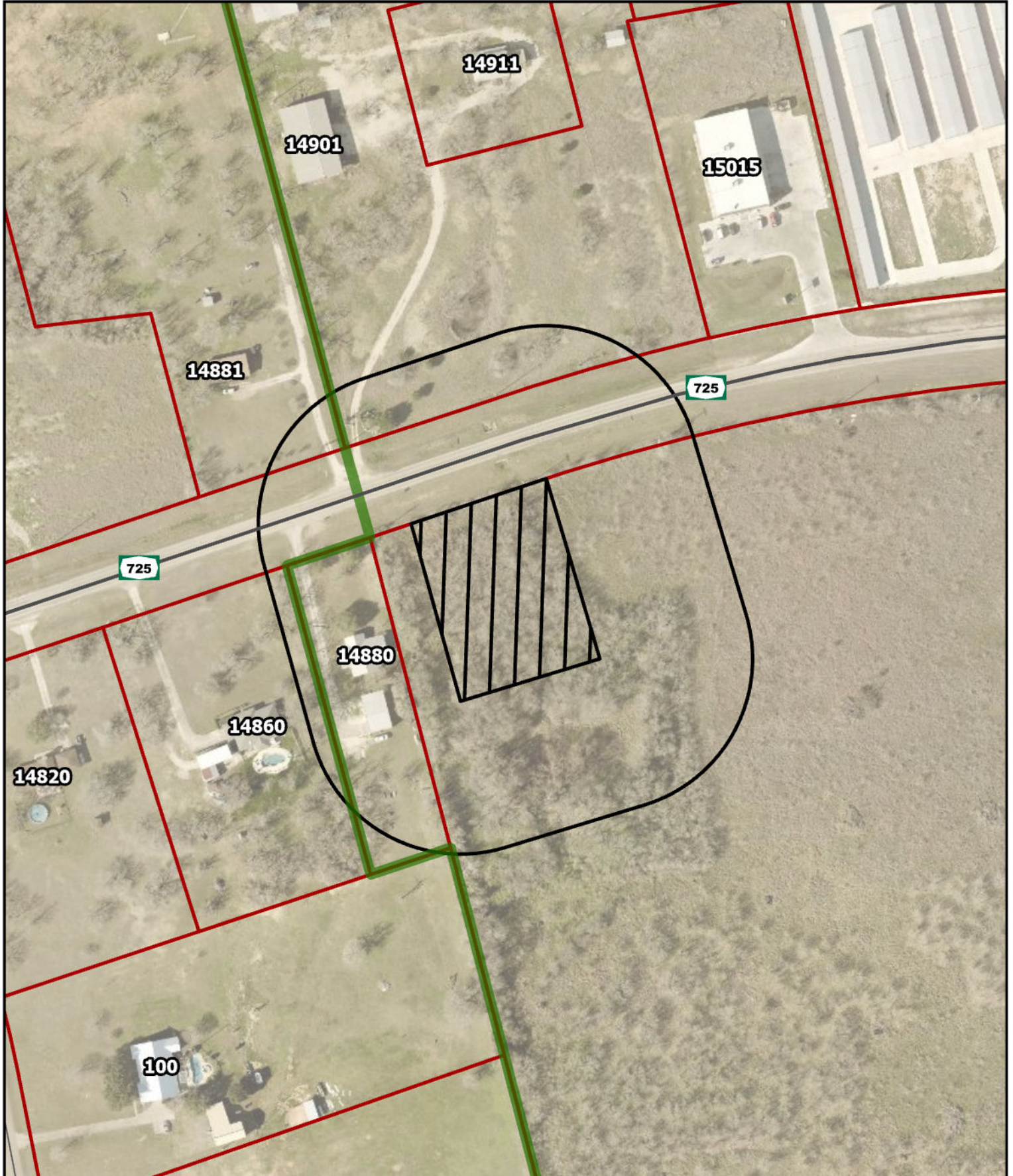
### **TRAFFIC (STREET FRONTAGE & ACCESS):**

The property is fronted by FM 725, to the north.



# LOCATION MAP

ZC 18-25 15000 FM 725



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Site Location

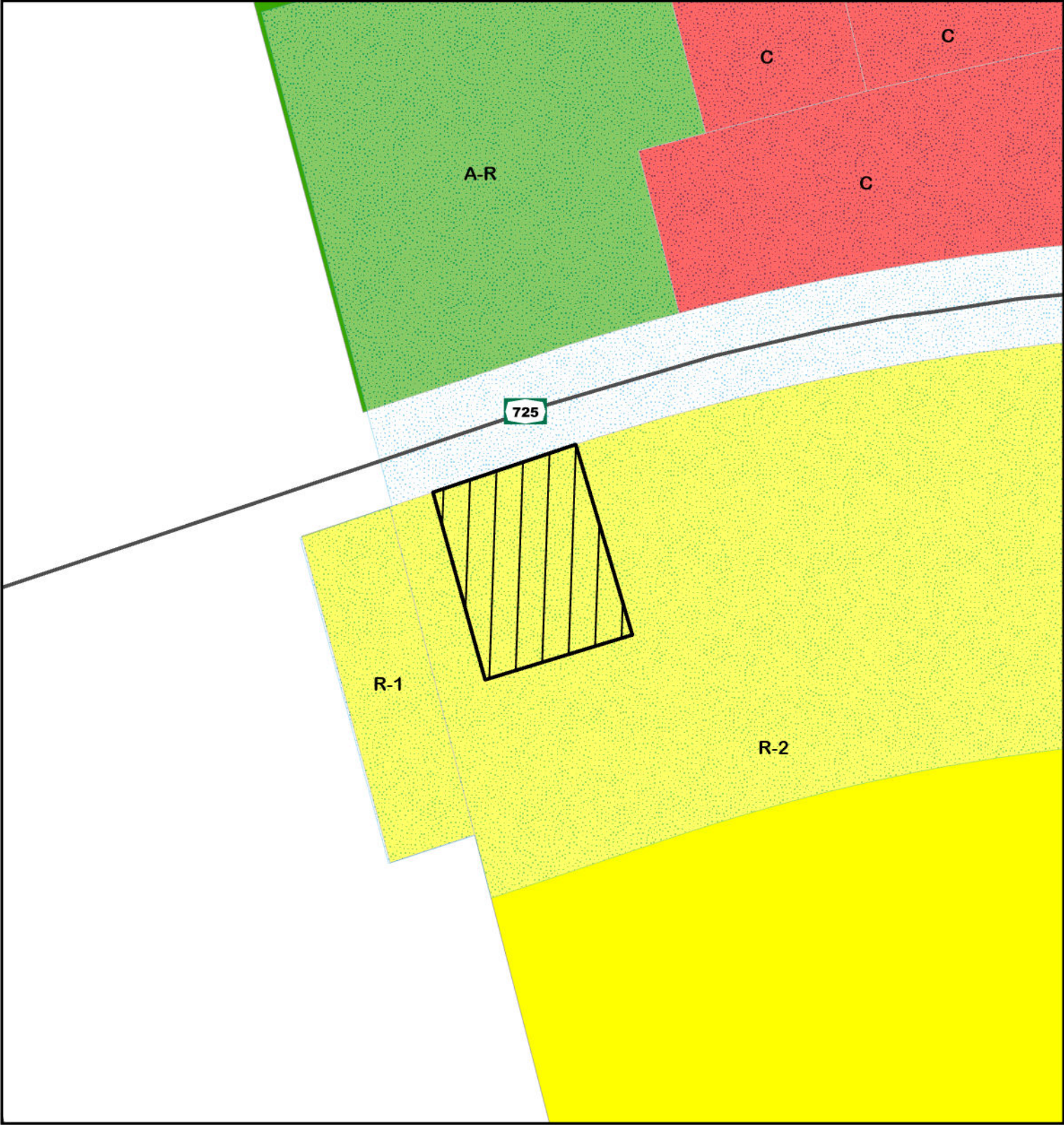
1 inch = 167 feet

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ZONING MAP

ZC 18-25 15000 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	Downtown Historical District
Duplex 2	MultiFamily 2	Public	ROW	
Industrial	MultiFamily 3	Planned Unit Development	Suburban Residential	

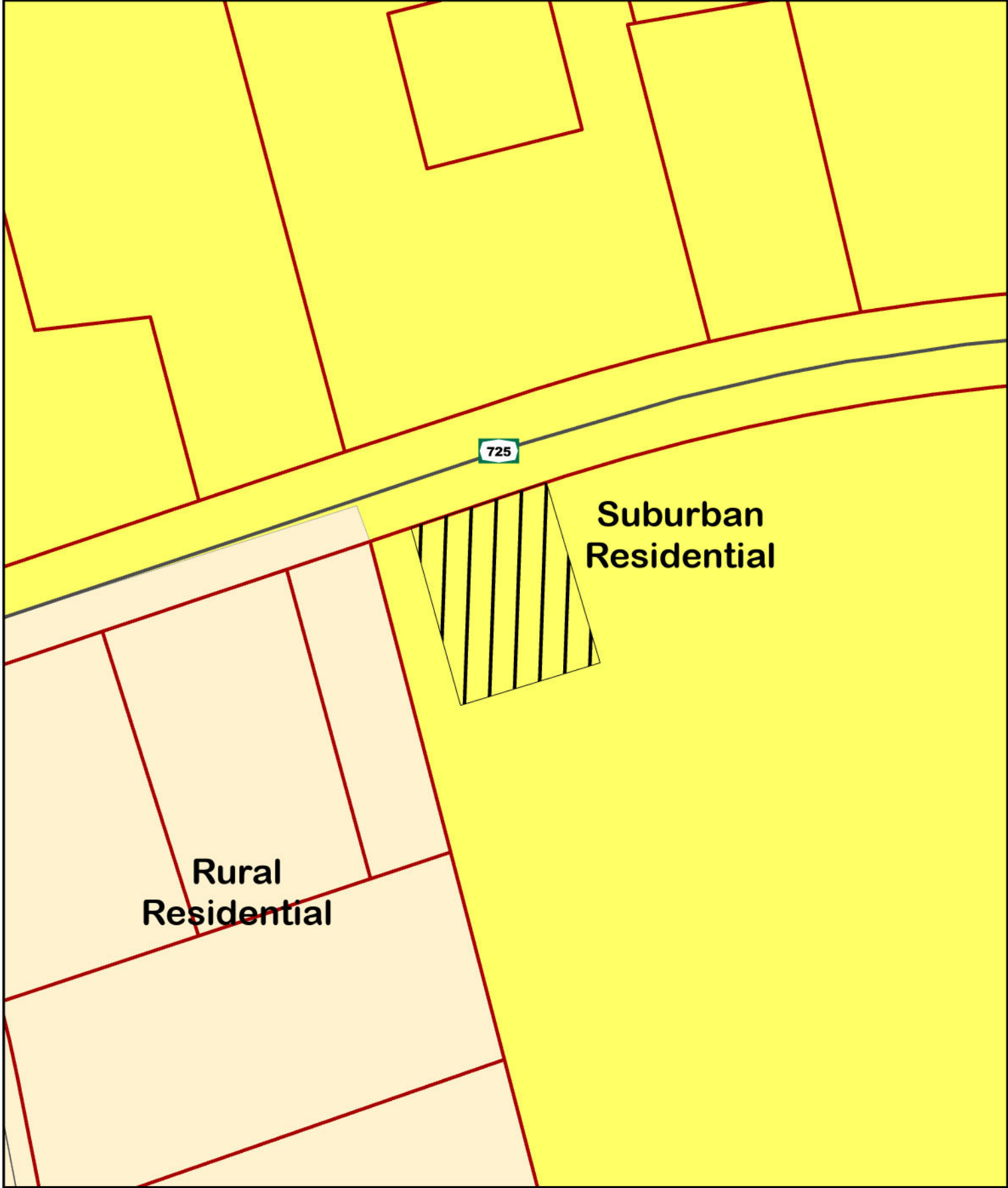
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Site Location



Parcel

1 inch = 167 feet

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