



## PLANNING & CODES

### Planning and Zoning Commission Report ZC 01-26

A request for zoning change (ZC 01-26) from Single-Family Residential (R-1) to Neighborhood Commercial (NC) for the properties located at the 15700 Block of FM 725, Property IDs: 58287 and 58174 was considered during the January 13, 2025, Planning & Zoning Commission meeting.

Armando Guerrero, Planning Manager, presented the staff report and informed the Commission that 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. The tracts are currently zoned Single-Family Residential (R-1) and have contained that zoning designation since their time of annexation in 2018 and have remained undeveloped.

Mr. Guerrero pointed out the existing commercial use within the area and explained that Neighborhood Commercial (NC) zoning allows low-impact commercial use that is intended to serve the neighboring residence and residential developments within the area but could also be utilized for residential use as well.

Mr. Guerrero went on to note that retail uses would entail small scale, limited impact commercial, retail, and personal service. Residential use would follow the residential development standards, both uses and development types will be required to meet the city's development requirements which include but are not limited to landscaping, platting, parking requirements, traffic impact analysis, drainage mitigation, etc. Mr. Guerrero pointed out 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.

Mr. Guerrero concluded by noting that any proposed access points from FM 725 will require review and approval by TxDOT.

The regular meeting recessed, and a public hearing was held. Lonnie Eaves addressed the Commission and noted he is the applicant and representative for the owner for the request. Commissioner Jones inquired about the proposed uses at the location. Mr. Eaves noted offices, medical offices, and maybe retail. Tonya Gantt, 15881 FM 725 addressed the Commission. Ms. Gantt noted her concerns about traffic within the area and is concerned about the drainage, wildlife, and taxes that may be impacted by development.

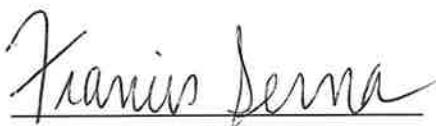
The regular meeting was reconvened for action. Commissioner Silvius touched on the traffic concern within the area and noted that development may trigger traffic calming measured within the area. Jennifer Shortess, Assistant Director of Capital Projects & Engineering, addressed the Commission and noted the reduced speed limit for that area was based on a past speed study and noted other developments may trigger signalization at the intersection of Pronghorn Trail. Ms. Shortess noted that she is not aware of any future TxDOT improvements for FM 725. Commissioner Windle inquired if residential and commercial have the same impact on traffic, Ms. Shortess noted that the different uses are evaluated differently. The Commission inquired if Neighborhood Commercial (NC) zoning would allow a residence on the second floor and commercial use on the first floor. Pamela Centeno, Director of Planning & Codes addressed the Commission and confirmed that Neighborhood Commercial allows for second floor residential use with commercial on the first and informed the Commission that the property in question has a development agreement with the city for a proposed residential development. Ms. Centeno noted the lot sized being proposed for the residential development will be larger and vary in size and pointed out the minimum lot size being proposed is 10,000 square feet and noted the city's minimum lot size for an R-1 lot is 5,000 square feet.

After consideration of the staff report and all information given regarding the requested zoning change (ZC 01-26), Vice Chair Davila made a motion to recommend approval of the zoning change request to Neighborhood Commercial (NC) for the subject properties. Commissioner Silvius seconded the motion. The Planning & Zoning Commission voted in favor of the recommendation. The following vote was recorded:

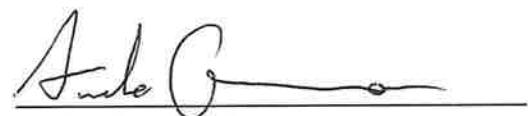
**RECOMMENDATION TO APPROVE THE ZONING CHANGE TO NEIGHBORHOOD COMMERCIAL (NC)**

**MOTION PASSED**

**9-0-0**



Francis Serna, Planning Assistant



Armando Guerrero

ATTEST: Armando Guerrero, Planning Manager

**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
<b>Subject Property</b>	R-1	Undeveloped land
<b>N of Property</b>	R-1	Undeveloped land
<b>S of Property</b>	R-1/R-2	Single family residential use
<b>E of Property</b>	P	Vogel Elementary
<b>W of Property</b>	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):**

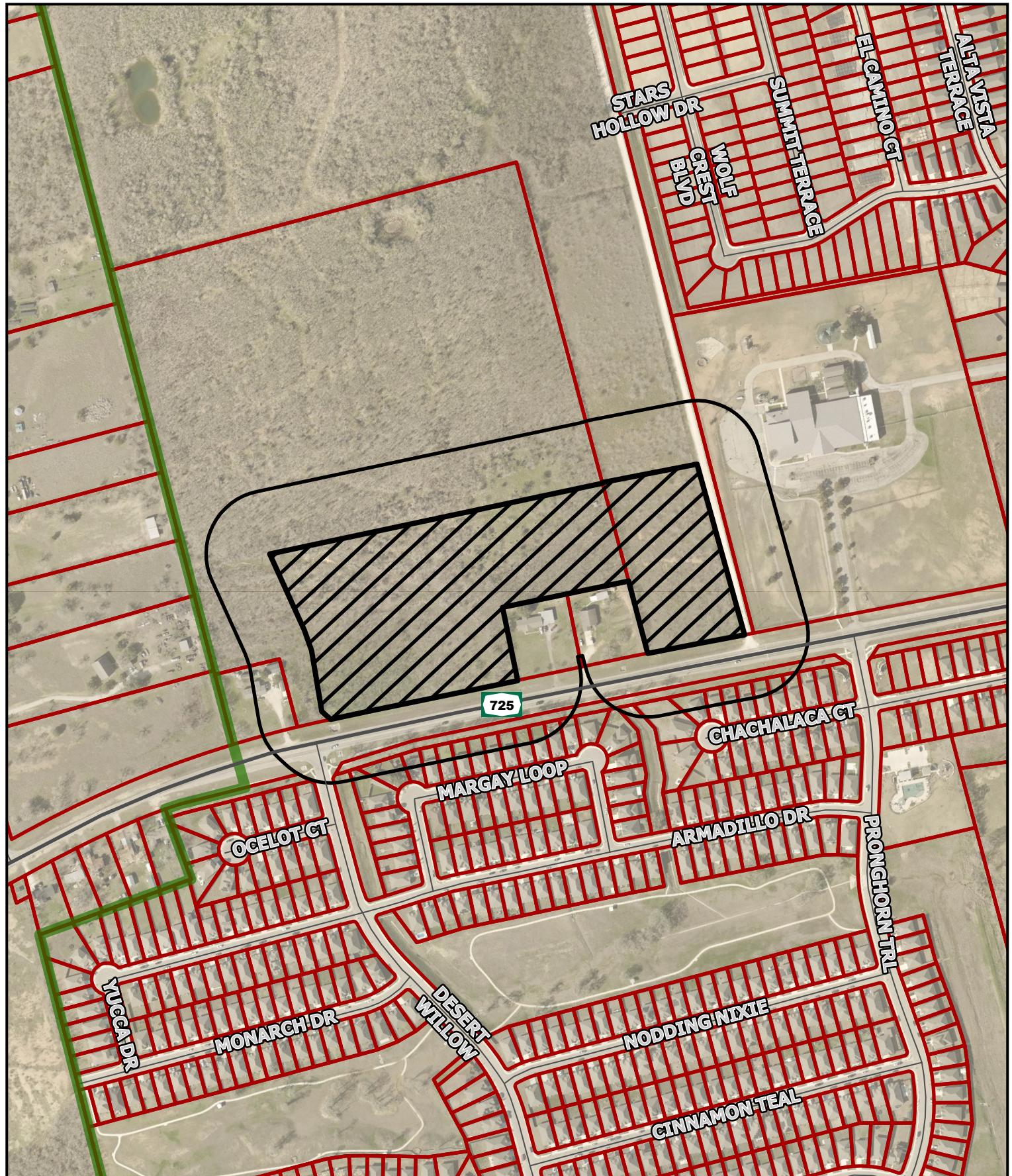
The requested 16 acres is within the Suburban Residential district of the City's Future Land Use Plan which encourages neighborhood commercial use if compatible with adjacent homes.

### **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.

# LOCATION MAP

ZC 01-26 15700 Blk of FM 725



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.



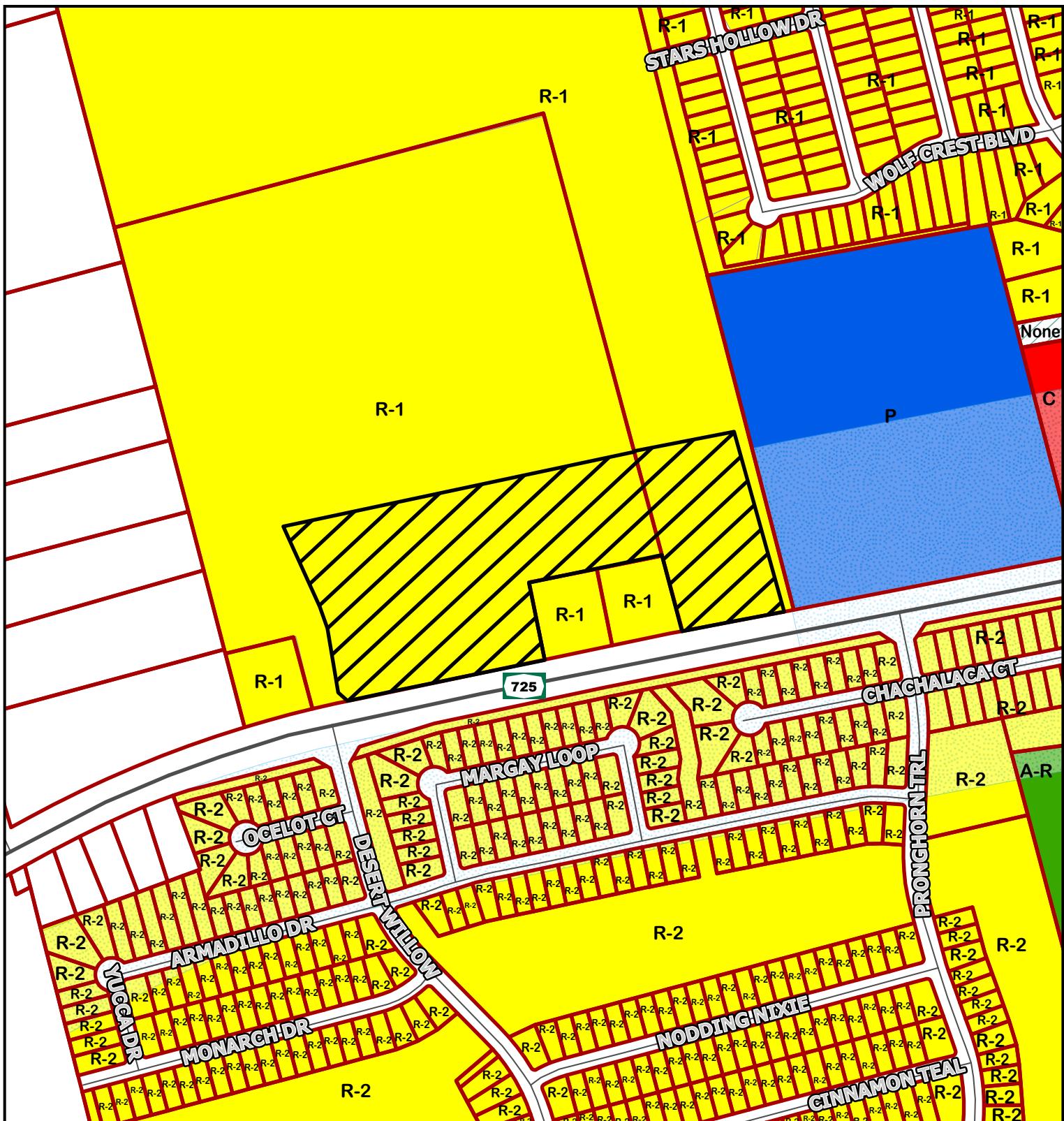
- 200' Buffer
- Parcel
- Site Location

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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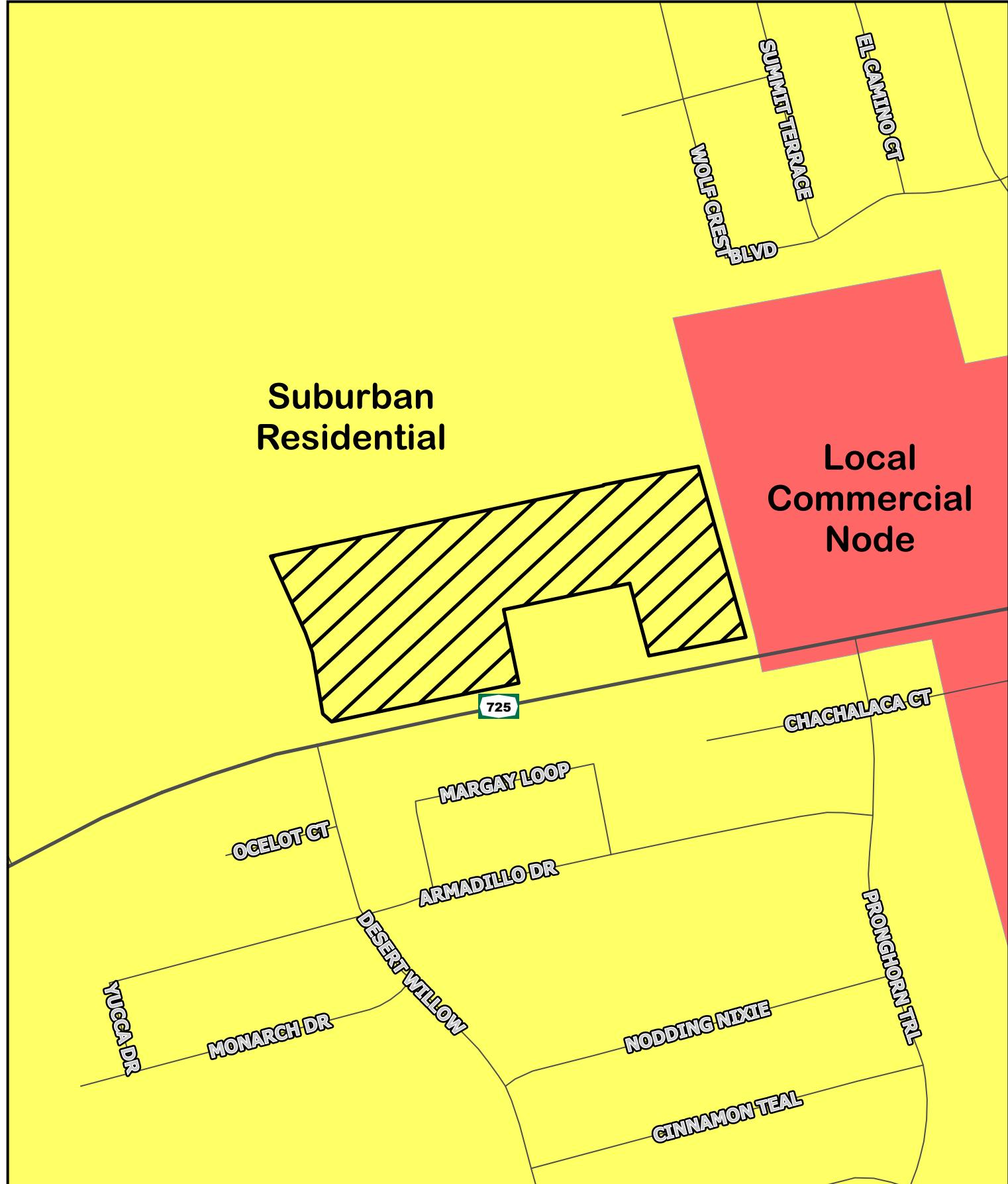
Site Location



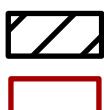
Parcel

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**Site Location**



**Parcel**

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