

MEMORANDUM

To: City of Seguin Mayor, Council Members, and City Manager
From: Pamela Centeno, Director of Planning & Codes
Through: Melissa Reynolds, Assistant City Manager | City Engineer
Subject: **ZC 09-26 (8100 Block of SH 123 North)**
Zoning Change from R-1 & ZL to PUD
Date: July 27, 2026

Background

The City of Seguin received a zoning change request for approximately 80 acres of land located in the 8100 block of SH 123 North. The undeveloped property is currently zoned Single Family Residential (R-1) and Zero Lot Line (ZL). The developer is now proposing a Planned Unit Development and plans to request voluntary annexation to expand the proposed development to the south, adding approximately 272 acres for a total of 352+/- acres. This zoning change request to Planned Unit Development (PUD) only pertains to the 80 acres currently within the city limits. Staff evaluated the zoning change request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The property is located within three Future Land Use Plan districts: Gateway Corridor, Agriculture, and Conservation. The attached staff report identifies the acreage in each unit and the specific recommendations of each district. In summary, the adopted Comprehensive Plan recommends a residential density of 1-3 units per acre in the Gateway Corridor district and 0-2 units per acre in the Agriculture and Conservation districts. The proposed overall density for this development is 3.75 units per acre, which is higher than the recommendation of the Comprehensive Plan, but less than the average density in standard residential subdivisions that are not subject to a General Land Use Plan.
- The Comprehensive Plan also recommends that the areas within the Conservation district be reserved for ecologically-focused uses like parks, trails, and open spaces. The Planning & Zoning Commission added this condition to their motion at their meeting, stating that nothing can be built within the Conservation district.
- The site is surrounded by farmland and sparsely populated residential development on large lots. Most of the surrounding area is outside the city limits and is not subject to zoning. The area to the east that is within the city limits is zoned Agricultural Ranch.
- The property has access to SH 123. The southern portion of the proposed development, that is not yet within the city limits, has access to Friedens Church Rd and Link Rd as well. The Master Thoroughfare Plan identifies a future parkway connecting Friedens Church Rd to FM 2623 at SH 123. The required Traffic Impact Analysis will identify how the traffic generated by this development will impact the existing transportation network and will determine the improvements necessary to mitigate the traffic impacts.

Action Requested

Staff is requesting action on the applicant's request to rezone the property to Planned Unit Development (PUD).

Recommendation

Staff presented the zoning change request to the Planning and Zoning Commission on July 14, 2026. Following a public hearing the Commission voted 6-0-0 to recommend approval of the zoning change request to Planned Unit Development (PUD).

Attachments

- Final Report of the Planning & Zoning Commission
- ZC 09-26 Staff Report
- Map Exhibits of the Subject Property
- Draft Ordinance