

City of Seguin

Planning/Codes Department

Memorandum

Date: November 20, 2015
To: Mayor Keil and the Seguin City Council
From: Pamela Centeno
Director of Planning and Codes
RE: Zoning Change Request for the existing Golf Course at FM 725 – (ZC 32-15)

The City of Seguin is completing the rezoning process for the properties previously zoned Pre-Development and Mixed. The final property zoned Pre-Development is the existing golf course located at FM 725 and River Oak Drive.

The golf course was existing when the City of Seguin annexed the property in 1992. It has remained a golf course since that time and is a legal non-conforming use. In the Land Use Matrix, outdoor amusement facilities are allowed in Neighborhood Commercial and Commercial with Specific Use Permits or in Industrial-zoned districts. Given the proximity of this course to established residential neighborhoods, commercial or industrial districts are not appropriate. Also, while a public golf course would be allowed in a Public-zoned district, a privately-owned golf course would not. Therefore public zoning would not be appropriate either.

The majority of the properties surrounding the golf course are zoned R-1, the only other land uses surrounding the golf course are multi-family developments. The Future Land Use Map recommends commercial or residential, with stronger support for residential.

Since leaving the property zoned Pre-development is not an option staff finds that R-1 is the most appropriate zoning district for this area and recommended approval of the zoning change to the Planning and Zoning Commission at their meeting on November 10, 2015. While the surrounding residents voiced during the public hearing that they would prefer that the golf course remain in its current use, zoning the property for the current use would result in a commercial or industrial-zoned district. This would open the door to many uses that would be disruptive to the existing residential neighborhoods in this area. Given the decision between residential and commercial, staff finds that residential is more appropriate.

Following a public hearing in which surrounding neighbors spoke, the Planning and Zoning Commission voted to recommend approval of staff's recommendations for R-1. Attached please find copies of the Staff Report, Final Report of the Commission, and the Ordinance for the zoning change.