



## PLANNING & CODES

### ZC 21-25 Staff Report 1500 Blk of E Martindale Rd (Voluntary Annexation) Zoning Designation to R-1

**Applicant:**

1680 E Martindale LLC  
851 Branch Rd  
Seguin, Texas 78155

**Property Owner:**

1680 E Martindale LLC

**Property Address/Location:**

1500 Blk of E Martindale Rd  
Property ID 52678

**Legal Description:**

Abstract 10, M Cherino  
Survey

**Lot Size/Project Area:**

50.620 Acres

**Future Land Use Plan:**

Suburban Residential

**Notifications:**

Mailed: 11/25/2025  
Newspaper: 11/16/2025

**Comments Received:****Staff Review:**

Shelly Jackson  
Assistant Director

**Attachments:**

- Location Map
- Zoning Map
- Future Land Use Map

**REQUEST:**

The applicant is requesting a zoning designation to (R-1) Single Family Residential

**ZONING AND LAND USE:**

	Zoning	Land Use
<b>Subject Property</b>	No Zoning	Farmland
<b>N of Property</b>	No Zoning	Farmland / Residential
<b>S of Property</b>	No Zoning / Single Family Residential (R-1)	Farmland / Oak Village North
<b>E of Property</b>	No Zoning	Farmland
<b>W of Property</b>	Single Family Residential (R-1)	Navarro Oaks

**SUMMARY OF STAFF ANALYSIS:**

The applicant is pursuing voluntary annexation and requesting a zoning designation of (R-1) Single Family Residential. The surrounding vicinity has experienced recent residential growth and includes a planned elementary school.

**CRITERIA FOR ZONING CHANGE:**

Consistency with the future land use plan – The request aligns with the Suburban Residential designation, which supports single family residential development.

Compatible with existing and permitted uses of surrounding properties – The proposed zoning is compatible with adjacent residential neighborhoods, including Navarro Oaks to the west and Oak Village North to the south.

Adverse impact on surrounding properties or natural environments – None identified.

Proposed zoning follows a logical and orderly pattern – Yes

Other factors that impact public health, safety or welfare – East Martindale Rd is identified as an Urban Arterial in the City's Master Thoroughfare Plan. Future subdivision development will be required to improve the portion of E Martindale Rd adjacent to the property. The City's planned improvements include extending Martindale Rd (south of the subject property) from Twin Oaks Rd to SH 123, incorporating 11-foot travel lanes and 5-foot sidewalks.

## PLANNING DEPARTMENT ANALYSIS

### **SITE DESCRIPTION**

The subject property consists of approximately 50.620 acres and is currently undergoing voluntary annexation with a concurrent request for zoning. The property is located within the City's ETJ and is currently used for agricultural purposes.

### **CODE REQUIREMENTS:**

Upon voluntary annexation, properties default to Agricultural Ranch (AR) zoning unless a specific zoning request is submitted. The applicant is requesting (R-1) Single Family Residential zoning.

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

The proposed single family residential subdivision is compatible with surrounding development patterns, which include agricultural land, existing single family neighborhoods, and a public school.

**HEALTH, SAFETY, AND GENERAL WELFARE:** (Protection & preservation of historical, cultural, and environmental areas.)  
No concerns have been identified related to public health, safety, cultural resources, or the natural environment.

### **COMPREHENSIVE PLAN (The Future Land Use Plan):**

The property is designated Suburban Residential in the Future Land Use Plan, and the requested (R-1) Single Family Residential zoning is consistent with this designation.

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

Access to the property will be provided on E Martindale Rd and is reviewed in accordance with the city standards.