

MEMORANDUM

To: City of Seguin Mayor, Council Members, and City Manager
From: Pamela Centeno, Director of Planning & Codes
Through: Rick Cortes, Deputy City Manager
Subject: **ZC 14-25 (116.62 acres near the intersection of FM 467 and Still Meadow Rd)**
Zoning Designation to R-2
Date: June 24, 2025

Background

The City of Seguin received a zoning designation request for an area going through the annexation process. The area consists of nine properties near the intersection of FM 467 and Still Meadow Rd. The area is approximately 116.62 acres and is directly adjacent and south of the Arroyo Ranch residential subdivision. The area is proposed for residential development. Staff evaluated the zoning designation request to R-2 based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The area falls within two Future Land Use Plan districts- Suburban Residential and Conservation. Single family homes are recommended in the Suburban Residential district. Single family homes can also be compatible with the Conservation designation provided that development preserves open space and protects the natural ecology and topography through clustered site planning in which protected trees are preserved.
- The Arroyo Ranch subdivision is under development to the north, with multiple phases completed. The area to the south is outside the city limits and consists of sparsely populated residential and rural areas.
- There are multiple street connections to the north within the Arroyo Ranch subdivision. The future development of the site will require the connection to these streets. There is also frontage along FM 467, which is a TxDOT road. Access to FM 467 will require approval from TxDOT.

Action Requested

Staff is requesting action on the applicant's request to designate the area going through the annexation process to Single-Family Residential (R-2).

Recommendation

Staff presented the zoning designation request to the Planning and Zoning Commission on June 10, 2025. Following a public hearing the Commission voted 4-3-0 to recommend approval of the zoning change request to Single-Family Residential (R-1).

Attachments

- Final Report of the Planning & Zoning Commission
- ZC 13-25 Staff Report
- Map Exhibits of the Subject Property
- Public Comment Forms
- Draft Ordinance