



PLANNING & CODES

ZC 18-25 Staff Report
15000 Blk of FM 725
Zoning Change from R-2 to P

Applicant:

Republic Land And
Development Company Lp
2722 W. Bitters Rd. Ste 106
San Antonio, Tx 78248

Property Owner:

Republic Land And
Development Company Lp

Property Address/Location:

15000 Blk of FM 725
Property ID 58175

Legal Description:

ABS: 29 SUR: A MANSOLA
173.105 ACS. AKA
PARKHOUSE SUB

Lot Size/Project Area:

1.09 Ac.

Future Land Use Plan:

Suburban Residential

Notifications:

Mailed: July 30, 2025
Newspaper: July 27, 2025

Comments Received:

None to date

Staff Review:

Kyle Warren
Planner

Attachments:

- Location Map
- Existing Zoning Map
- Future Land Use Plan Map

REQUEST:

A Zoning Change request from Single-Family Residential (R-2) to Public (P).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	Commercial (C)	County Elections Office
N of Property	Single Family (R-1) Commercial (C)	Vacant Commercial lot/ag and single-family homes
S of Property	Light Industrial (LI) Commercial (C)	Vacant Commercial and industrial lots
E of Property	Agricultural-Ranch	Vacant/Ag use
W of Property	Light Industrial (LI) Commercial (C)	Vacant Commercial and industrial lots

SUMMARY OF STAFF ANALYSIS:

The applicant (Republic Land And Development Company Lp) is requesting a zone change for a property located at the 15000 block of FM 725 from Single-Family Residential (R-2) to Public (P) zoning. This request is being made for a future water tower/ utility facility in this location.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – Consistent. The future land use plan for this location is Suburban Residential. This FLUP iterates “Suburban Residential areas should include typical suburban-style single-family neighborhoods and supporting uses.” In this case the zone change to Public is consistent as the use of a water tower would be a supporting function that meets the needs of local and broader communities.

Compatible with existing and permitted uses of surrounding property – Compatible. This is an area of mixed commercial uses as well as some low-density single-family housing to the north and west of the property. Public zoning is typically seen mixed in with the aforementioned uses.

Adverse impact on surrounding properties or natural environment – None identified

Proposed zoning follows a logical and orderly pattern – Public zoning is compatible for this property. The proposed water tower is a utility use that will service the surrounding single-family zoned areas for future development. This type of use can be in public zoning to be able to go forward with an SUP to allow for the use of a water tower.

Other factors that impact public health, safety, or welfare – None identified

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The 1.09 acres being zoned is out of a much larger tract of 285.85 of the Parkhouse subdivision that was annexed into the city in December 2001. The tract was subsequently zoned Single-Family Residential (R-2) in 2017

CODE REQUIREMENTS:

Per section 3.2.0 of Seguin's UDC Public zoning is defined as "Governmental, civic, public service facilities. This includes schools, churches, governmental offices, and parks." The applicant will need this zone change to go forward with the Specific Use Permit for a Utility Facility, as such a permit is prohibited in R-2 Single-Family Residential zoning.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

This is an area of mixed commercial uses (retail and storage) as well as some low-density single-family housing to the north of the property. Public zoning would act as an area of transition between Commercial and Single-Family zoning types.

HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.)

No health, safety and general welfare issues have been identified.

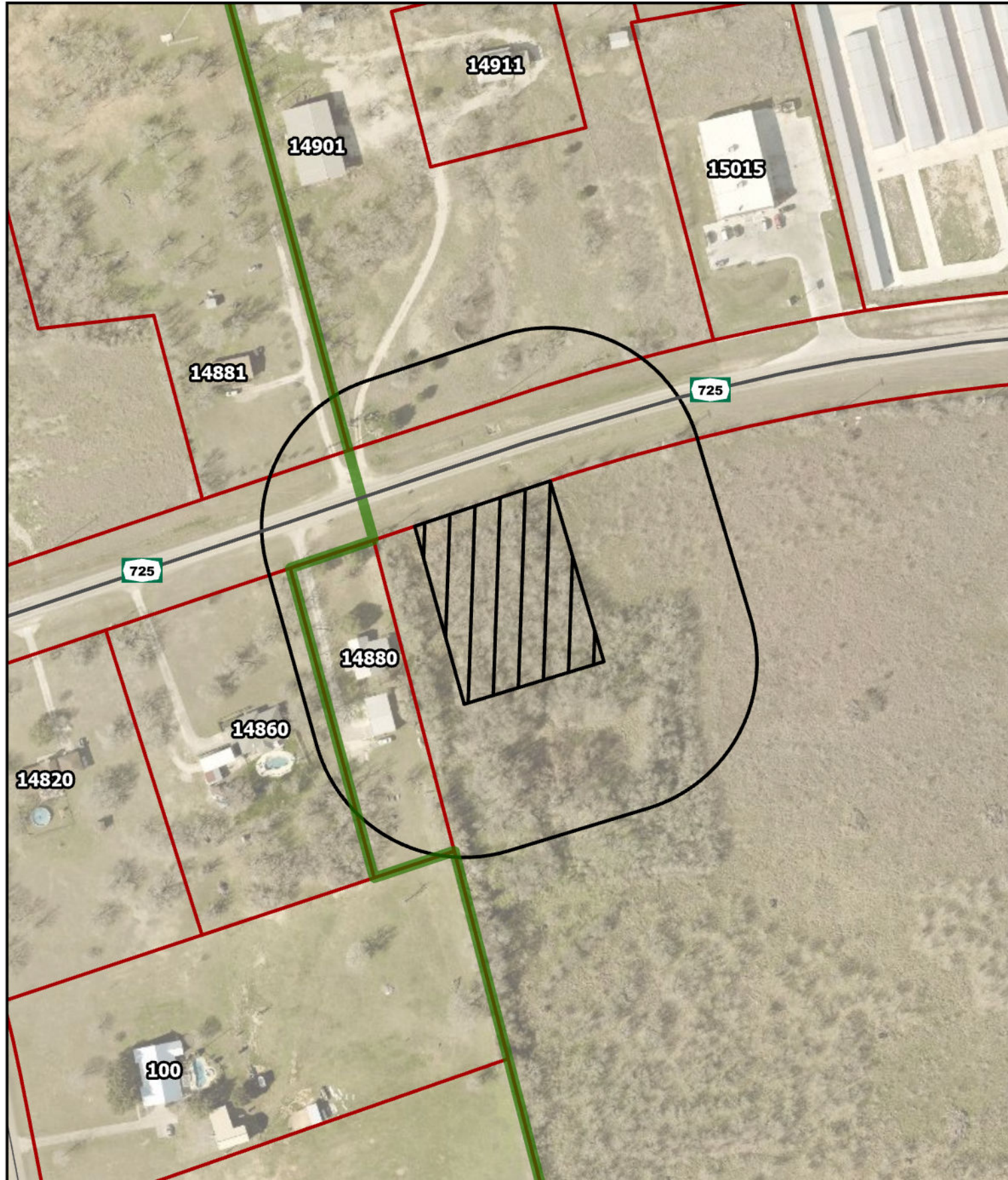
COMPREHENSIVE PLAN (The Future Land Use Plan): The property is in the Suburban Residential FLUP which states: "Suburban Residential areas should include typical suburban-style single-family neighborhoods and supporting uses." In this case the zone change to Public is consistent as the use of a water tower would be a supporting function that meets the needs of local and broader communities.

TRAFFIC (STREET FRONTAGE & ACCESS):

The property is fronted by FM 725, to the north.

LOCATION MAP

ZC 18-25 15000 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.



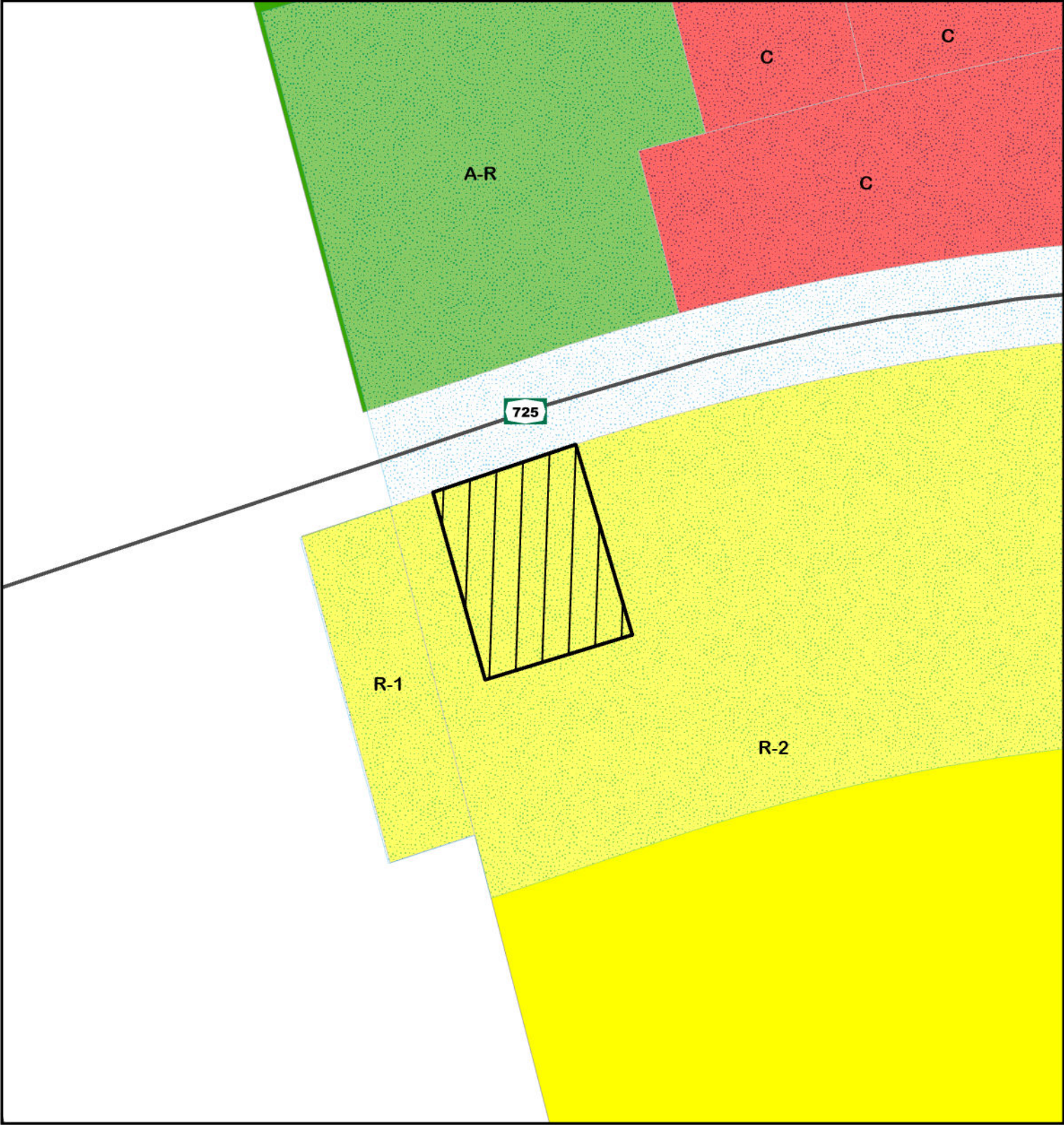
Site Location

1 inch = 167 feet

Printed: 7/11/2025

ZONING MAP

ZC 18-25 15000 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	Downtown Historical District
Duplex 2	MultiFamily 2	Public	ROW	
Industrial	MultiFamily 3	Planned Unit Development	Suburban Residential	

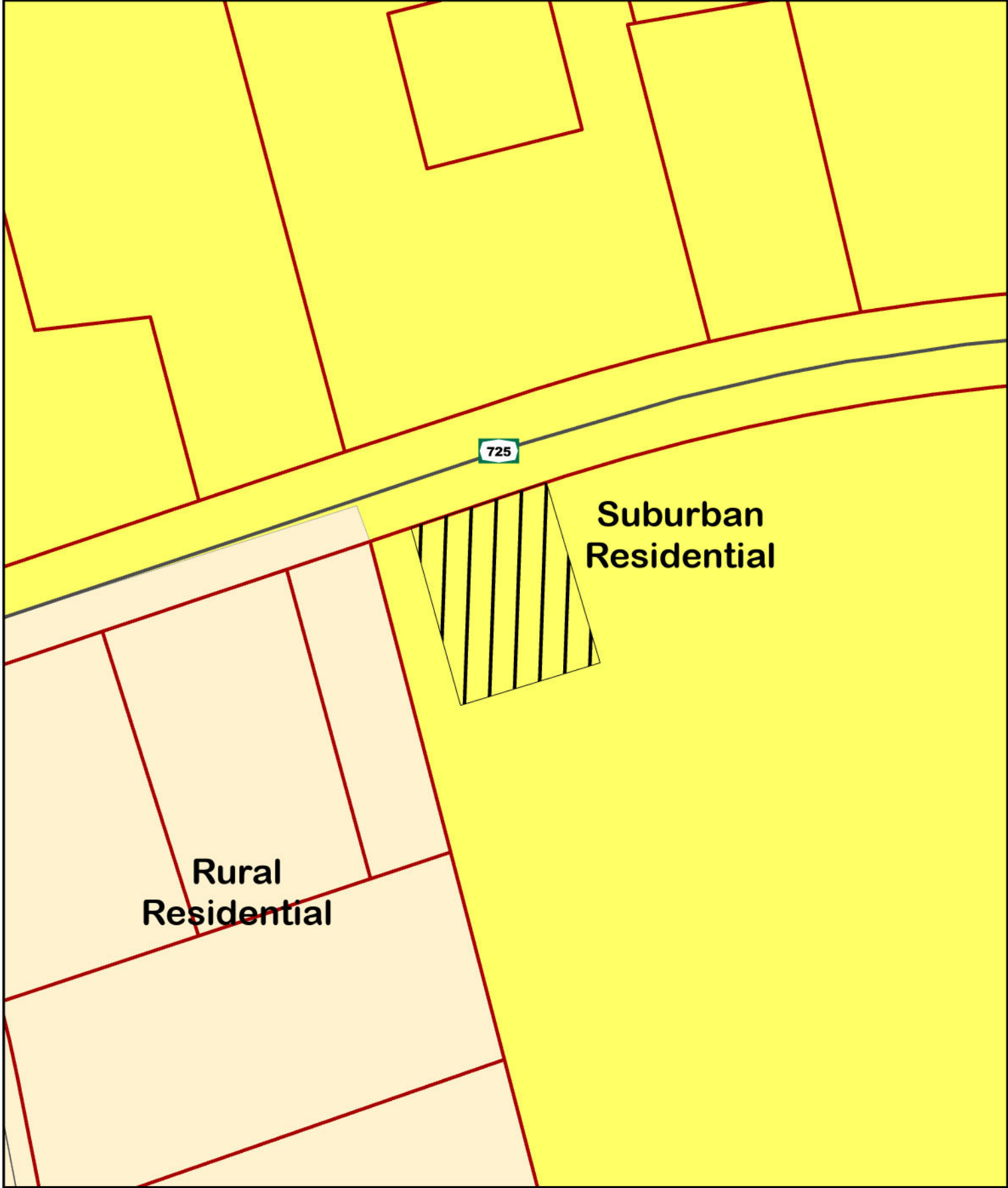
This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.



Site Location

1 inch = 167 feet

Printed: 7/11/2025



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.



Site Location



Parcel

1 inch = 167 feet

Printed: 7/11/2025