

## MEMORANDUM

**To:** City of Seguin Mayor and Council Members  
Douglas Faseler, City Manager

**From:** Pamela Centeno, Director of Planning & Codes

**Through:** Rick Cortes, Assistant City Manager

**Subject:** **ZC 19-17 (14944 FM 725)**  
**Request to rezone property to Commercial (C) and Suburban Residential (S-R)**

**Date:** August 28, 2017

A zoning change request has been submitted for the property located at 14944 FM 725. The combined acreage of the area included in the request is approximately 12.144 acres. The property is currently zoned Agricultural Ranch. The applicant is proposing to develop the area that fronts FM 725 for commercial use. The area that fronts Naumann Rd is proposed for large lot residential development. Sewer will be extended to the site to serve the proposed subdivision, but the property owner is proposing lots over 1/2 acre in size in order to create a subdivision with rural characteristics. The minimum lot size in an S-R district is 20,000 sq ft. All of the residential lots will front Naumann Rd, an existing County-maintained road. The majority of the property is located in the Emergent Residential district.

The Comprehensive Plan recommends single-family residential land uses in the Emergent Residential district with medium densities. The Plan is more favorable to densities of 4 or more living units per acre but suggest that a range of densities may be suitable with the least dense development encouraged at no less than 2 living units per acre. The request for S-R zoning is consistent with the recommendations of the Comprehensive Plan. Commercial land uses are not typically recommended in the Emergent Residential District but the area proposed for commercial zoning fronts FM 725, a major thoroughfare maintained by the Texas Dept. of Transportation (TxDOT). Driveway spacing on a major thoroughfare with a speed limit of 55 is not conducive for residential lots taking direct access. Staff feels that commercial uses should be considered given the access to FM 725.

Staff presented a favorable recommendation to the Planning and Zoning Commission on August 8, 2017. Following a public hearing, the Commission voted to recommend approval of the zoning change request as presented. Attached please find copies of the Staff Report, map exhibit showing the affected area, the Final Report of the Commission, and the Ordinance for the zoning change.