



## PLANNING & CODES

### Planning and Zoning Commission Report

#### ZC 26-24

A request for Zoning Change 26-24 from Multi-Family 3 (MF-3) to Commercial (C) for a property located at the 2600 to 2700 block of SH 46 N, Property ID 172978 was considered during a public hearing at the Planning & Zoning Commission meeting on January 14, 2025. The applicant was requesting the zone change for a food establishment if granted.

Kyle Warren presented the staff report. He stated the 16.2-acre property had been zoned multi-family 3 since 2022 when the property was rezoned from Commercial zoning. He stated that the applicant wanted to go forward with a zone change to allow for the use of commercial retail to do a strip center.

The property is surrounded by single family residential, and commercial zoning types. Land uses included vacant commercial land to the north and south, an empty single family zoned tract to the west, and commercial retail to the east.

The property is in the Commercial Corridor FLUP, which is supportive of Commercial zoning, and is seen as the highest and best use for this FLUP.

Mr. Warren stated that the request is consistent with the FLUP and follows a logical and orderly pattern with surrounding properties being a mix of mostly commercial zoning and uses. The property will have two access points on SH 46, with 1300 feet of frontage.

The regular meeting recessed, and a public hearing was held. The applicant Kurtney Knight came forward to speak on the case. He stated that He had been involved in the last zone change from Commercial to Multi-Family 3 for the property but had run into water supply issues from a third-party company. Now he is requesting to go back to commercial zoning. After Mr. Knight was through speaking no other input from the public was made. The regular meeting was reconvened for action.

After consideration of the staff report and all information given regarding Zoning Change (ZC 26-24), Vice Chair Eddie Davila moved that the Planning and Zoning Commission recommended approval of the zoning change from Multi-family 3 Residential (MF-3) to Commercial (C) the 2600 to 2700 block of SH 46 N. Commissioner Bobby Jones, III seconded the motion. The following vote was recorded:

#### RECOMMENDATION TO APPROVE THE ZONING CHANGE TO COMMERCIAL (C)

**MOTION PASSED**

**7-0-0**

A handwritten signature in cursive script, reading "Francis Serna", written in dark ink.

Francis Serna, Planning Assistant

A handwritten signature in cursive script, reading "Kyle Warren", written in dark ink.  
\_\_\_\_\_  
ATTEST: Kyle Warren, Planner



## PLANNING & CODES

ZC 26-24 Staff Report  
2600-2700 Blk of SH 46 N  
MF-3 to C

**Applicant:**

Kurtney Knight  
1215 FM 2504  
Poteet, TX 78065

**Property Owner:**

Samuel Kobrinsky

**Property Address/Location:**

2600-2700 Blk of SH 46 N  
Seguin, TX 78155

**Legal Description:**

ABS: 11 SUR: J D CLEMENTS  
16.207 ACS. AKA FUTURE  
SUB: GREENSPOINT  
Property ID: 172978

**Lot Size/Project Area:**

16.207 Acres

**Future Land Use Plan:**

Commercial Corridor

**Notifications:**

Mailed: 01/02/2025  
Newspaper: 12/29/2024

**Comments Received:**

None

**Staff Review:**

Kyle Warren  
Planner

**Attachments:**

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

**REQUEST:**

A Zoning Change request from Multifamily 3 (MF-3) to Commercial (C).

**ZONING AND LAND USE:**

	Zoning	Land Use
<b>Subject Property</b>	MF-3	Undeveloped
<b>N of Property</b>	C	Undeveloped
<b>S of Property</b>	C/AR	Undeveloped
<b>E of Property</b>	C	Various commercial uses
<b>W of Property</b>	R-1	Undeveloped

**SUMMARY OF STAFF ANALYSIS:**

The property, located at the 2600-2700 block of N State Highway 46, is currently zoned Multifamily-3. The applicant is proposing to rezone the lot to Commercial (C) to develop a commercial strip center.

**CRITERIA FOR ZONING CHANGE:**

**Consistency with the future land use plan** –The FLUP of Commercial Corridor is highly supportive of Commercial zoning.

**Compatible with existing and permitted uses of surrounding property**- There are commercially zoned properties north, east, and south of this location.

**Adverse impact on surrounding properties or natural environment** – None Identified.

**Proposed zoning follows a logical and orderly pattern** – Commercial zoning is logical at this location. It is bordered by commercial properties on three sides and fronts the SH 46 corridor.

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

## **PLANNING DEPARTMENT ANALYSIS**

### **SITE DESCRIPTION**

This site was annexed in 1999 and zoned Commercial in a 2000 zone change (Ord. 00-13). In 2022 the property was rezoned to MF-3, high density multifamily (Ord. 2022-22). The property is still in abstract and is an undeveloped 16.2-acre tract, with 1,270 feet of frontage on State Highway 46.

### **CODE REQUIREMENTS:**

According to the UDC Section 3.4.3 Land Use Matrix, High Density Multifamily zoning does not permit any types of commercial use. For commercial development to be permitted at this location, a commercial zoning type must exist first.

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

The property is bordered by commercially zoned properties on three sides and single family residential to the west. Uses in the commercially zoned properties include a propane sales store, a monument/headstone manufacturer, and a property that sells sheds.

### **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):**

Seguin's Comprehensive Plan states- The Commercial Corridor is centered along highways and major thoroughfares and should accommodate medium- to largescale commercial development. The property will be oriented to this type of development with a zone change to Commercial zoning.

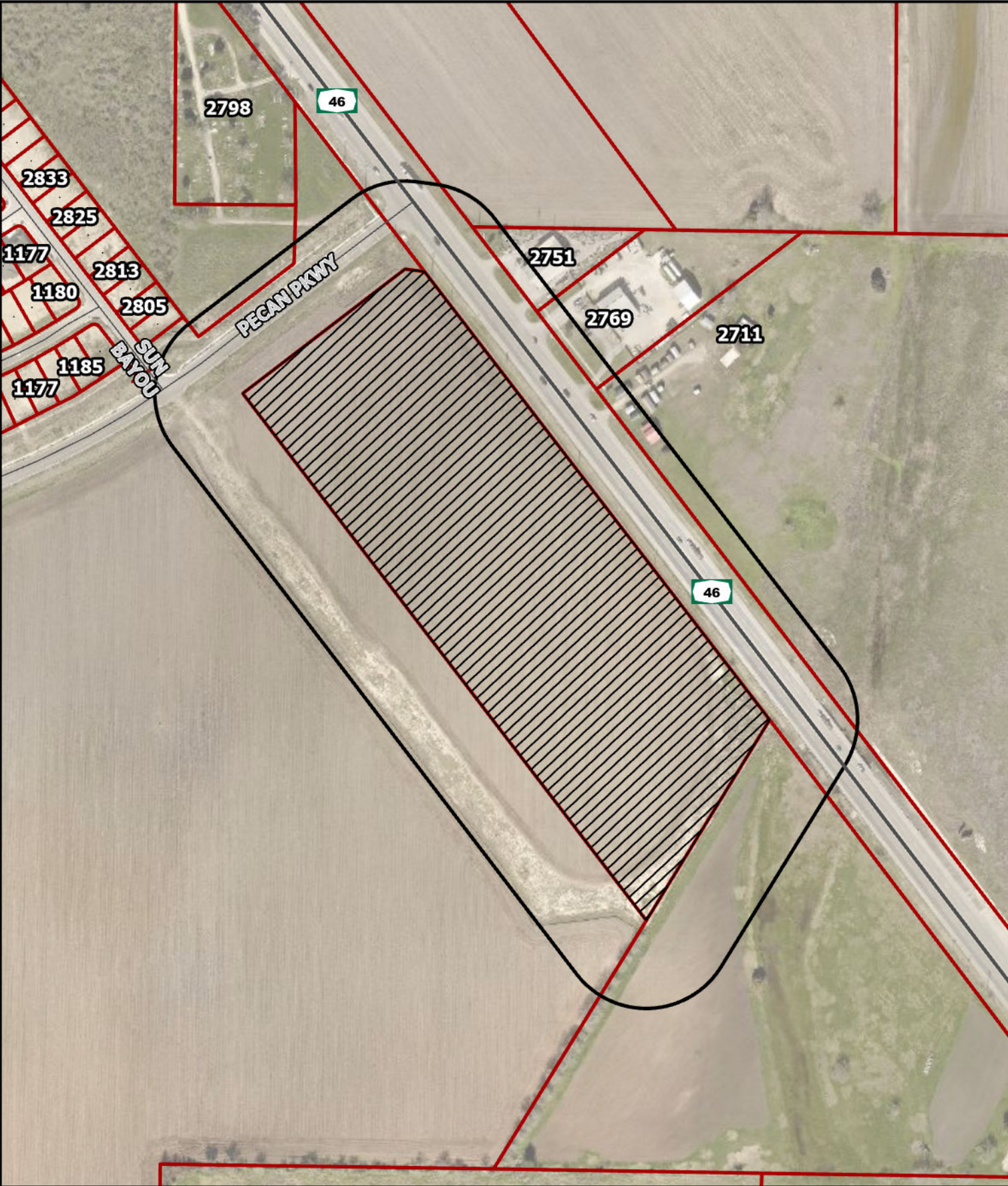
### **TRAFFIC (STREET FRONTAGE & ACCESS):**

The lot has a frontage and access on State Highway 46, a Tx DOT highway.



LOCATION MAP

ZC 26-24 2600-2700 Blk of SH 46 N



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 Site Location

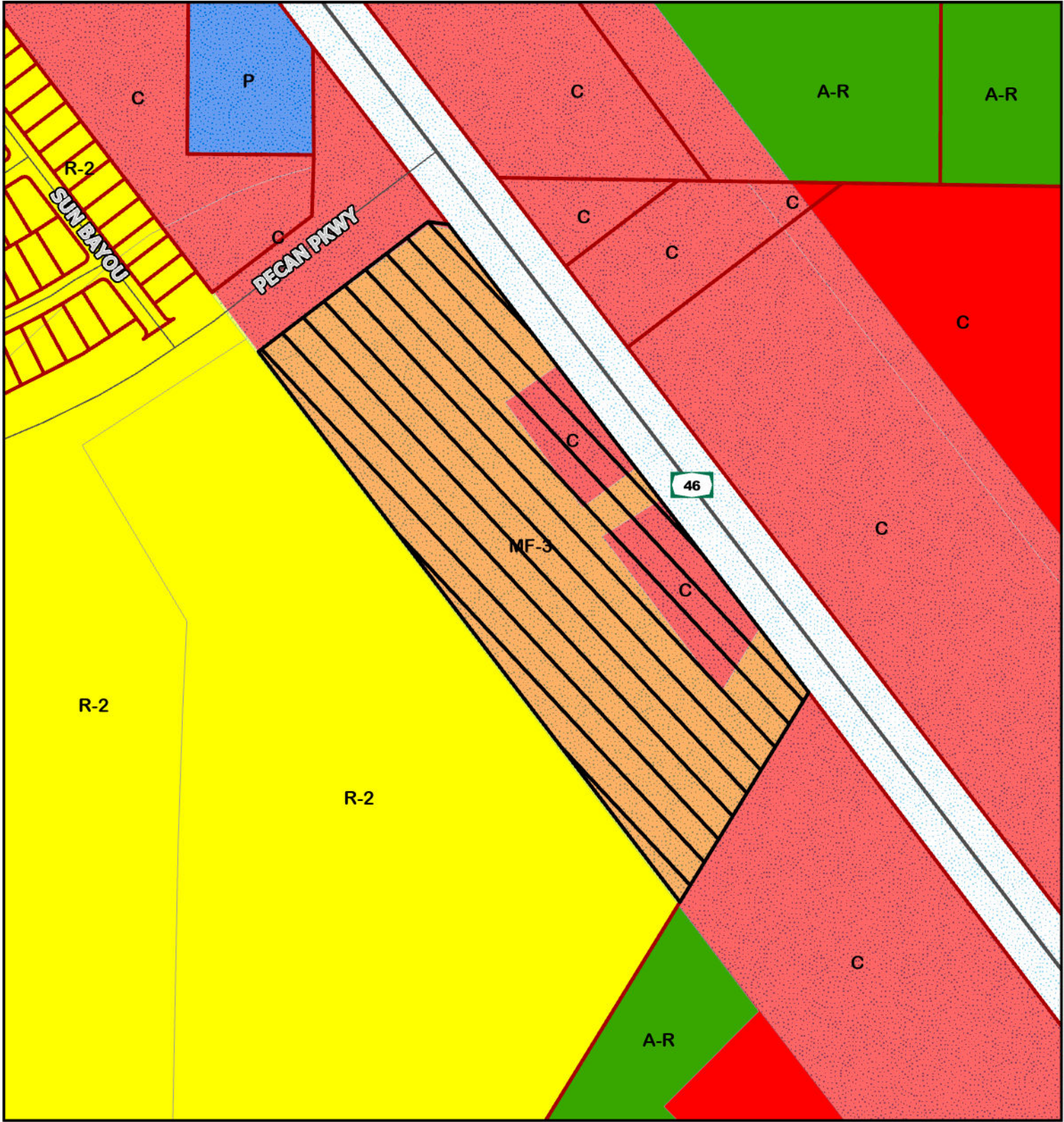
1 inch = 292 feet

Printed: 12/16/2024



ZONING MAP

ZC 26-24 2600-2700 Blk of SH 46 N



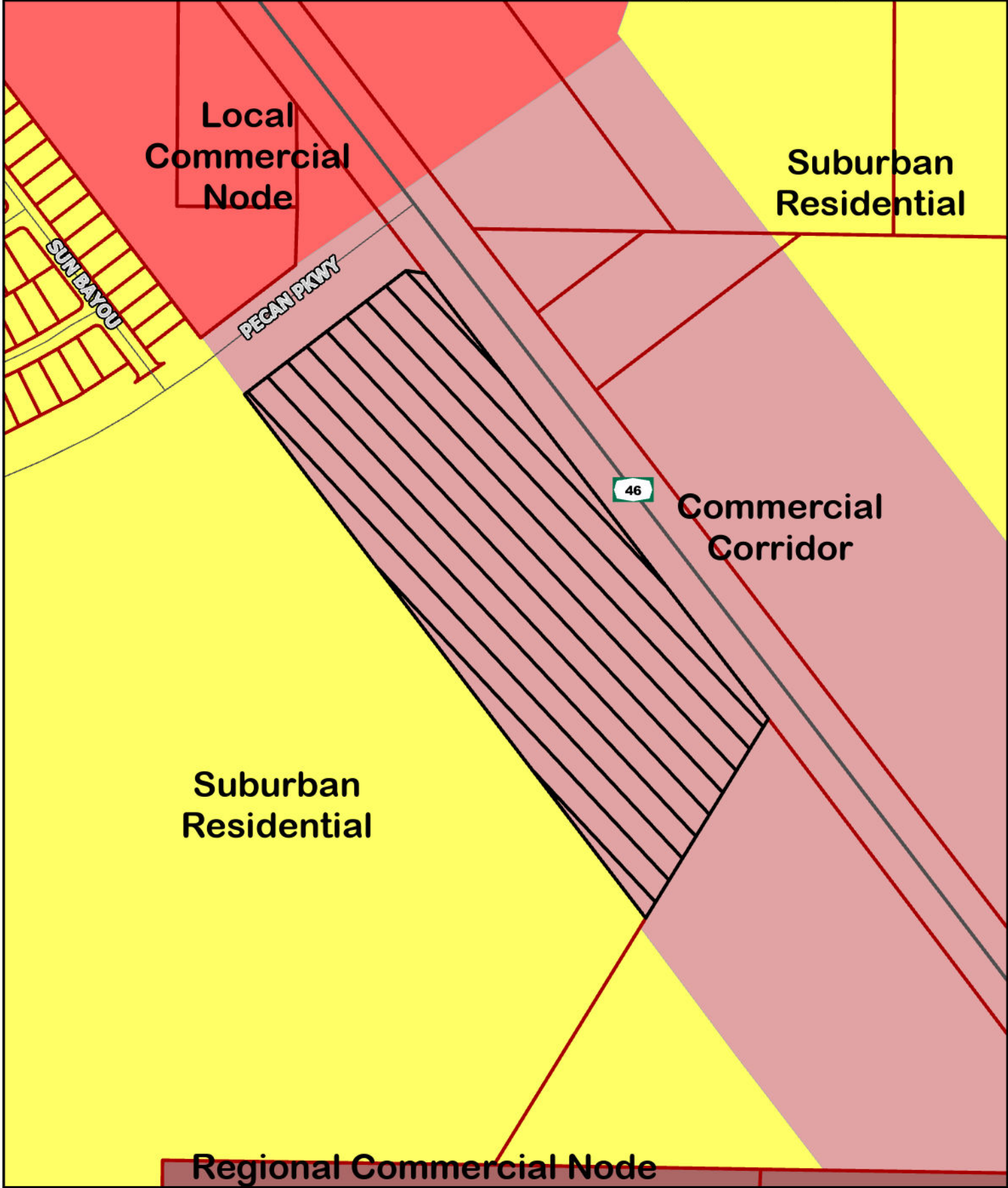
- |                      |                          |                          |                             |                              |
|----------------------|--------------------------|--------------------------|-----------------------------|------------------------------|
| Agricultural - Ranch | 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        |                              |

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Site Location  
Parcel

1 inch = 292 feet  
Printed: 1/6/2025





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Site Location



Parcel

1 inch = 292 feet

Printed: 1/6/2025

In order to be on record, this form may be filled out and mailed to the Planning and Zoning Department, City of Seguin, P. O. Box 591, Seguin, Texas 78156.

Please be advised that under the Open Records Act, Public Information is Available to All Members of the Public. Section 552.023 of the Government Code provides that a governmental body may not deny access to information to the person, or the person's representative, to whom the information relates. Public information includes correspondence, comments relevant to public issues and other information received from the public regardless of the medium in which it is received, collected or retained.

### REPLY

**ZC 26-24**  
**2600-2700 Block of SH 46 N.**  
**Property ID 172978**

Name: Angel Pest Control Inc

Mailing Address: 2486 Hwy 46 N

Phone No.: \_\_\_\_\_

Physical Address of property (if different from the mailing):  
\_\_\_\_\_

**If "In Favor" or "Opposed" please explain why in space allotted below:**

In Favor ☒ \_\_\_\_\_

Opposed ☐ \_\_\_\_\_

Reasons and/or comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_