



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
Subject Property	MF-3	Undeveloped
N of Property	C	Undeveloped
S of Property	C/AR	Undeveloped
E of Property	C	Various commercial uses
W of Property	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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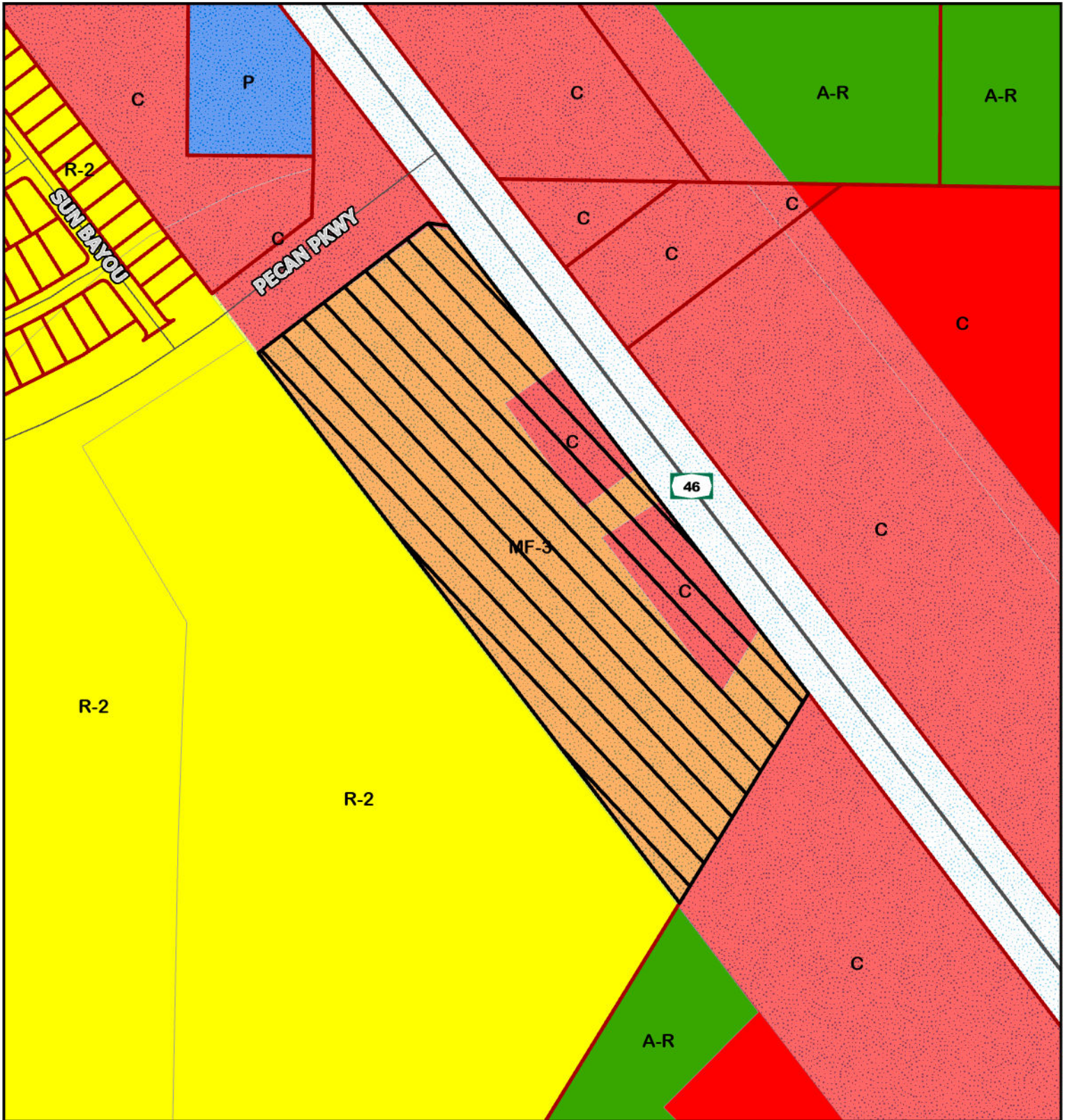
 Site Location

1 inch = 292 feet

Printed: 12/16/2024

ZONING MAP

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



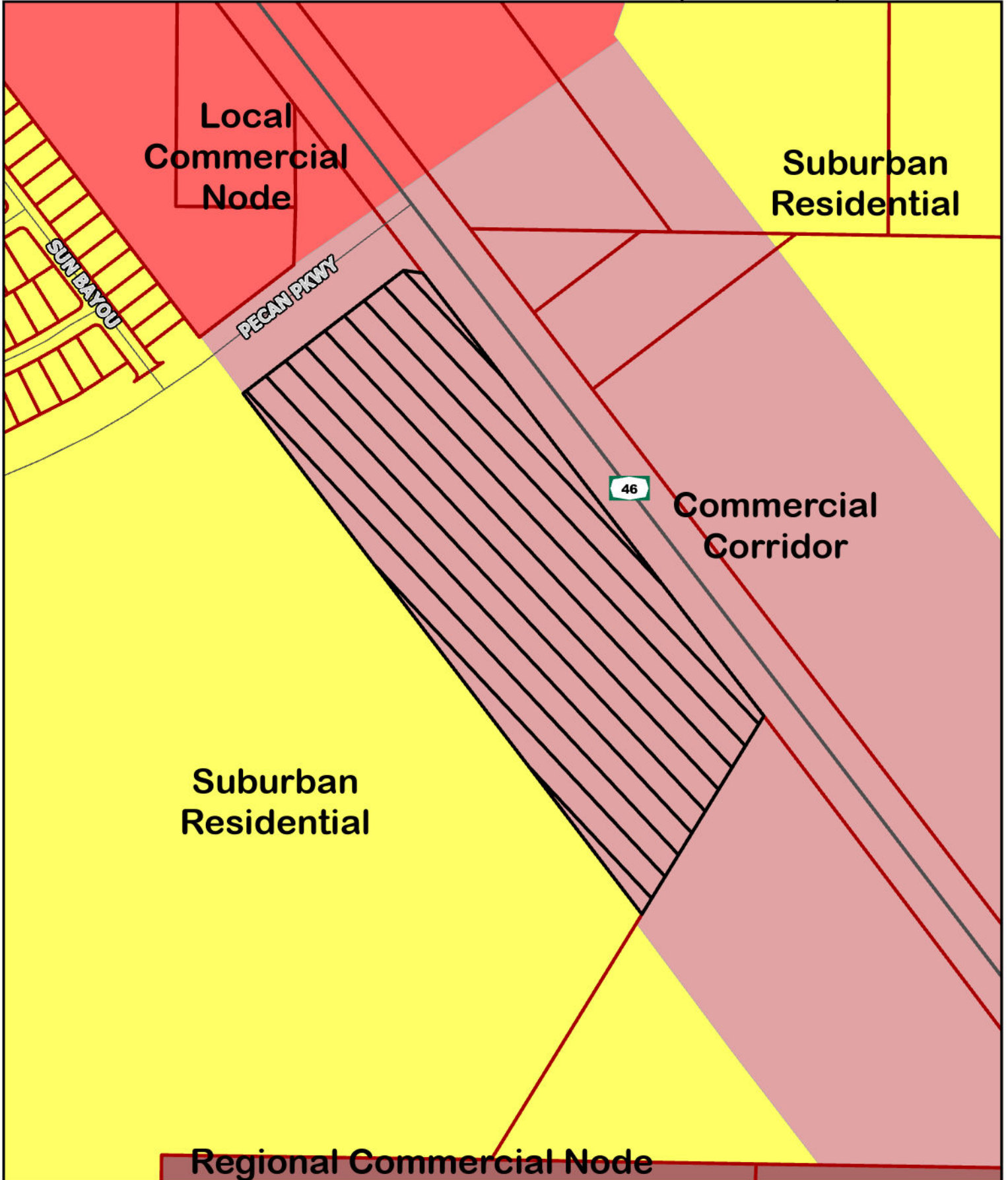
Agricultural - Ranch	Light Industrial	Manufactured Home Park	Single Family Residential 1	Zero Lot Lines
Commercial	Manufactured-Residential	Neighborhood Commercial	Single Family Residential 2	Corridor Overlay Districts
Duplex 1	MultiFamily 1	None	Rural Residential	Downtown Historical District
Duplex 2	MultiFamily 2	Public	ROW	
Industrial	MultiFamily 3	Planned Unit Development	Suburban Residential	

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Site Location
 Parcel

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Printed: 1/6/2025



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Site Location



Parcel

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