



## PLANNING & CODES

ZC 17-25 Staff Report  
900 BLK of IH 10 W  
Zoning Change from A-R to C

**Applicant:**

Stephen Stinson  
17203 Jones Maltsberger Rd  
San Antonio, TX 78247

**Property Owner:**

Jetbird Properties INC.  
10310 Leonidas Horton Rd  
Conroe, TX 77304

**Property Address/Location:**

900 BLK of IH 10 W  
PID # 51493

**Legal Description:**

ABS: 6 SUR: H BRANCH  
30.491 AC.

**Lot Size/Project Area:**

2 AC.

**Future Land Use Plan:**

Suburban Residential

**Notifications:**

Mailed:  
Newspaper: June 22, 2025

**Comments Received:**

None

**Staff Review:**

Melissa Zwicke  
Planner

**Attachments:**

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

**REQUEST:**

A Zoning Change request from Agricultural-Ranch (A-R) to Commercial (C).

**ZONING AND LAND USE:**

	Zoning	Land Use
<b>Subject Property</b>	A-R	Undeveloped land
<b>N of Property</b>	A-R	Undeveloped land
<b>S of Property</b>	C	Undeveloped land
<b>E of Property</b>	C	Undeveloped land
<b>W of Property</b>	A-R	Undeveloped land

**SUMMARY OF STAFF ANALYSIS:**

The property will be developed into a new Buick GMC dealership. The northwest corner of the property is approximately 2 acres and currently zoned Agricultural Ranch. The remaining 28.5 acres of the property is zoned commercial.

**CRITERIA FOR ZONING CHANGE:**

**Consistency with the future land use plan** – Not consistent. This 2-acre corner of the property is in the Suburban Residential District of the Future Land Use Plan, while the remaining 28.5 acres is in the Commercial Corridor.

**Compatible with existing and permitted uses of surrounding property** – There is adjacent commercial zoning, and land uses across IH 10 W. this would include Seguin Chevrolet and the future home of Gunn Auto.

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

**Proposed zoning follows a logical and orderly pattern** – If combined with the existing commercial zoning along the IH 10, there is a logical pattern for development along a major transportation corridor.

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

## **PLANNING DEPARTMENT ANALYSIS**

### **SITE DESCRIPTION**

The 2-acre section is part of the larger 28.5-acre property along the 900 BLK of IH 10 W.  
The portion proposed for rezoning to Commercial is adjacent to the existing commercial zoning.

### **CODE REQUIREMENTS:**

In order to develop the tract for commercial use, the property must be zoned Commercial. The current zoning of Ag-Ranch restricts retail and services development.

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

Properties to the north of this tract are mostly undeveloped. To the east there is a wrecker service and to the northeast is Central Texas Metal Roofing. There is a residential use east of the property. That property is adjacent to the wrecker service and owned by the same family. Near the property is Seguin Chevrolet, the future home of Gunn Auto, Teijin Automotive Technologies, and Rio Nogales Power Project.

**HEALTH, SAFETY, AND GENERAL WELFARE:** (Protection & preservation of historical, cultural, and environmental areas.)  
None identified.

### **COMPREHENSIVE PLAN (The Future Land Use Plan):**

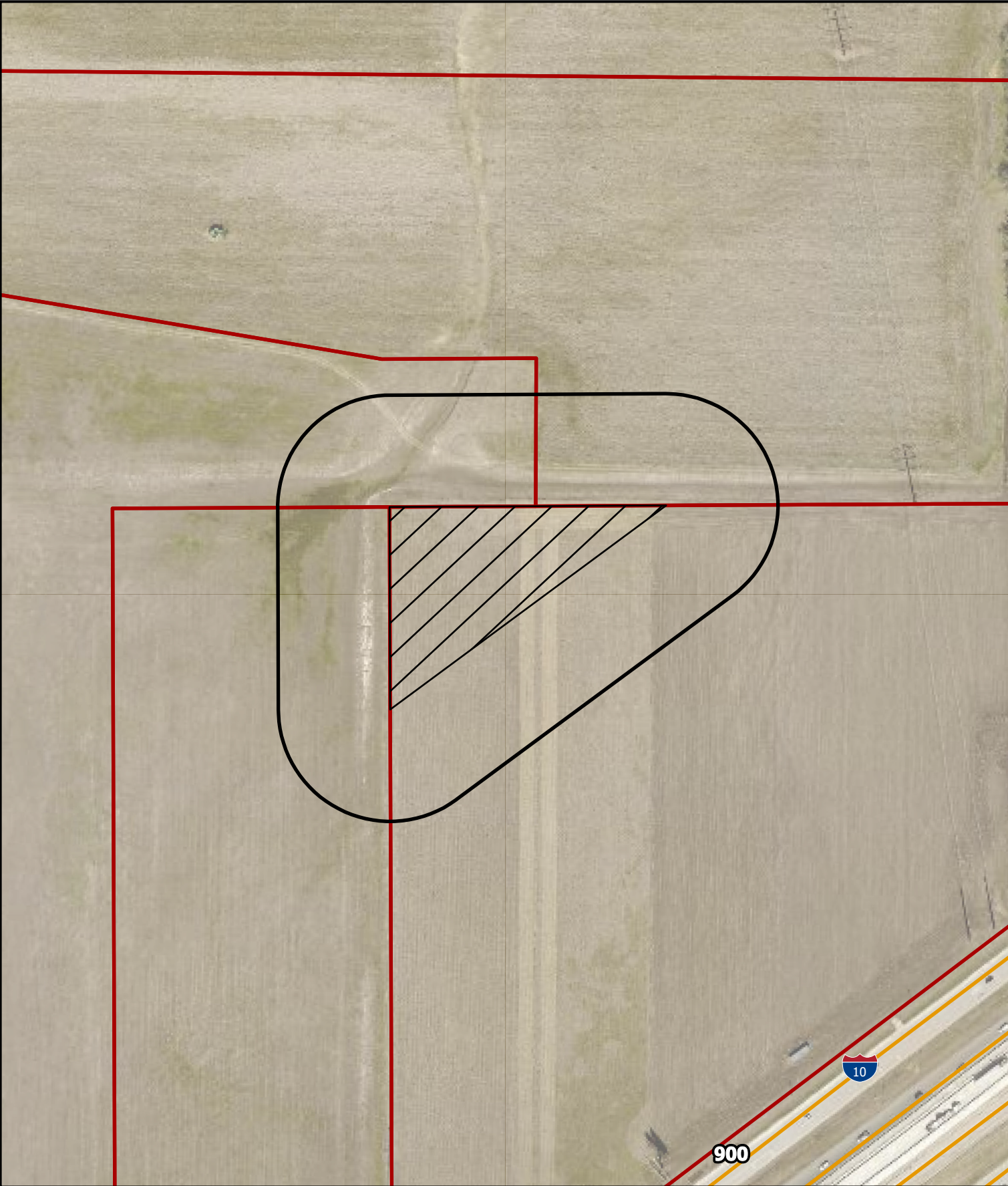
This 2-acre section falls into the Suburban Residential District of the Future Land Use Plan, while the remaining 28.5 acres are in the Commercial Corridor. The intent of the Commercial Corridor is to promote largescale commercial development and focus on attracting vehicular based traffic and providing a buffer between larger thoroughfares and residential development. The majority of the 28.5-acre tract is in the Commercial Corridor district. Commercial is an appropriate use in this district. While the 2-acre section is in the Suburban Residential district, it is surrounded on three sides by regional detention facilities owned by the City of Seguin. This would not be a practical area for residential zoning.

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

The tract as a whole, fronts IH 10 W. The applicant will go through TxDOT for access approval.

### **OTHER CONSIDERATIONS:**

As always, development of vacant land will be required to follow all development standards, to include, but not limited to platting, drainage, landscaping, public improvements (utility extension), etc.



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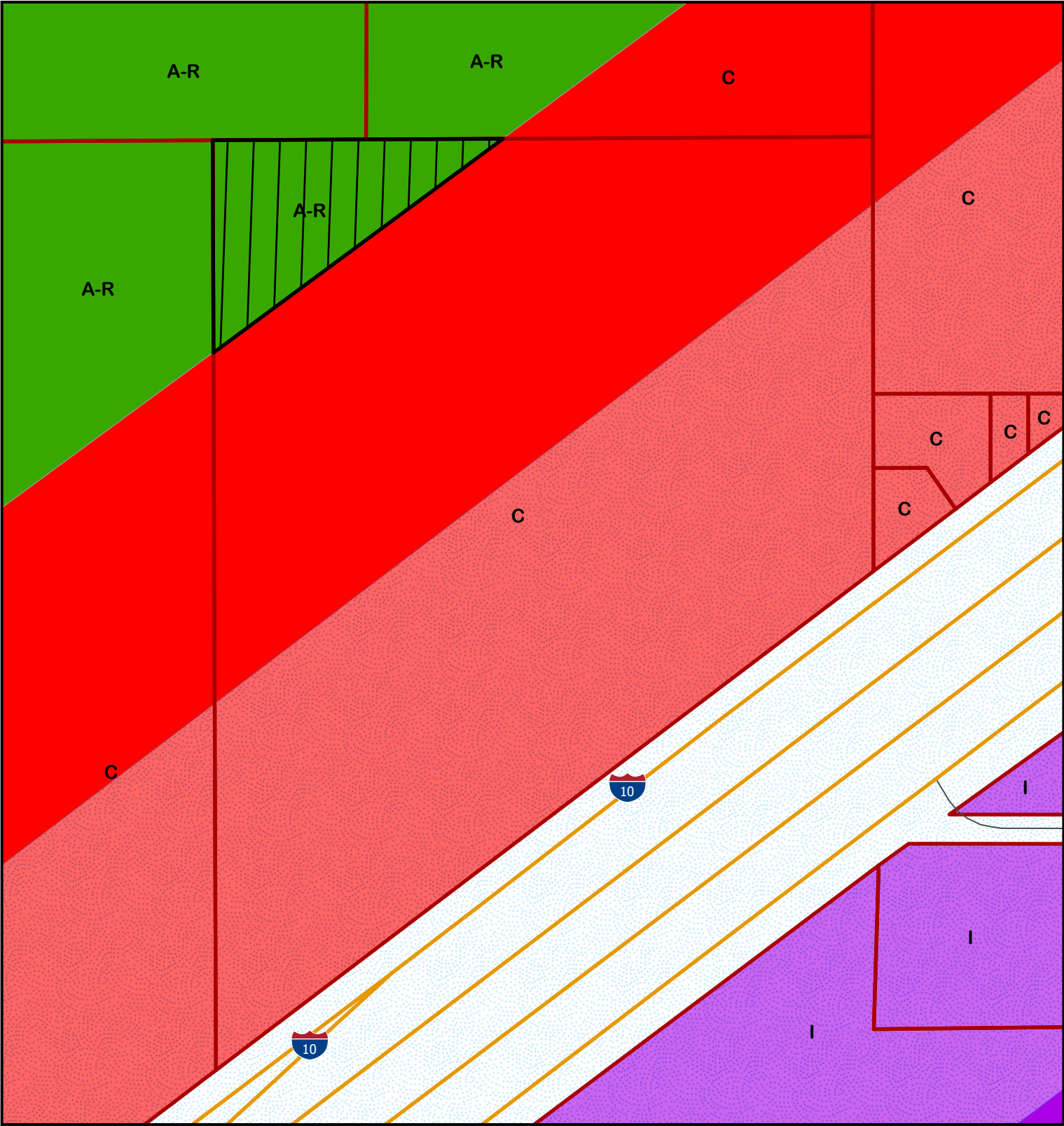


Site Location

1 inch = 230 feet  
Printed: 6/11/2025

ZONING MAP

ZC 17-25 900 BLK IH 10 W



- |                      |                          |                          |                             |                              |
|----------------------|--------------------------|--------------------------|-----------------------------|------------------------------|
| 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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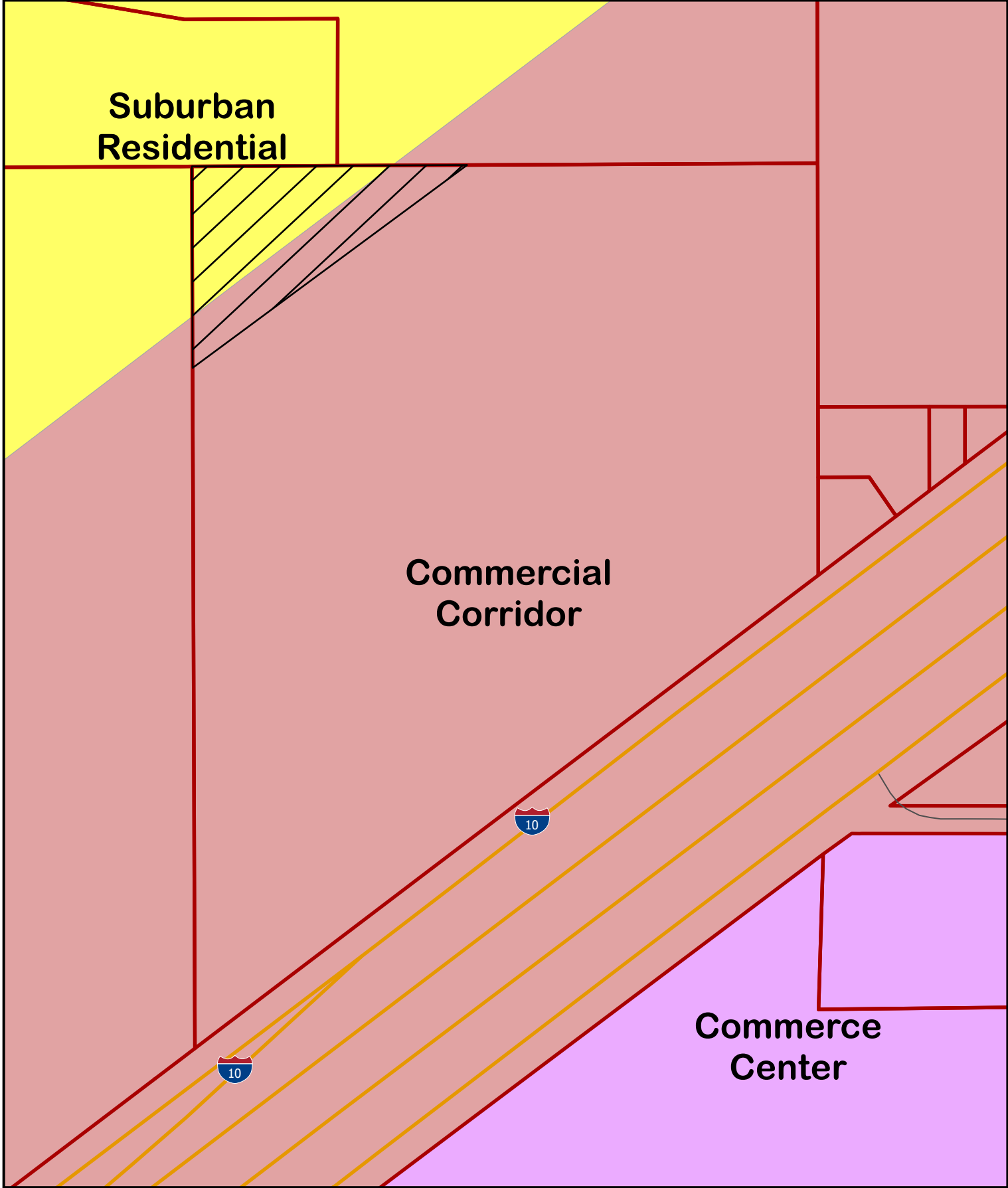


Parcel

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