



PLANNING & CODES

ZC 02-26 Staff Report
SH 46 and Rudeloff Rd
Zoning Change from A-R to C

Applicant:

Kiew Kam
1782 W McDermott Dr
Allen, TX 75013

Property Owner:

Gregg Claire & Gregg
Margaret
30906 Acacia Pass
Bulverde, TX 78163

Property Address/Location:

SH 46 and Rudeloff Rd
PID # 121704

Legal Description:

ABS: 20 SUR: A M
ESNAURIZAR 15.996 AC.

Lot Size/Project Area:

0.18 AC. Out of 15.996 acre
tract

Future Land Use Plan:

Local Commercial

Notifications:

Mailed: 12/31/2025
Newspaper:

Comments Received:

None at publication

Staff Review:

Kyle Warren
Planner

Attachments:

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

REQUEST:

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

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	A-R	Undeveloped land
N of Property	R-1	Drainage (used by Mill Creek Crossing)
S of Property	C	Undeveloped land
E of Property	AR	Undeveloped land
W of Property	C	Undeveloped land

SUMMARY OF STAFF ANALYSIS:

The property is proposed to be developed into a new gas station. The western edge of the property in question is approximately 0.18 acres and currently zoned Agricultural Ranch. Most of the proposed development is on the adjacent western property (PID 121709) and is already zoned Commercial.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – Somewhat consistent. The use of Commercial zoning (called regional commercial by the FLUP) is appropriate if compatible with the scale of nearby residences and neighborhood commercial uses.

Compatible with existing and permitted uses of surrounding property – There is adjacent commercial zoning, nearby commercial land use in the gas station located at 2998 SH 46 N (Valero).

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 SH 46 frontage, there is a logical pattern for development along a major transportation corridor.

Other factors that impact public health, safety, or welfare – An increase in traffic near the intersection of SH 46 and Rudeloff Rd.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The 0.18-acre section is part of the larger 15.996-acre property along the 1500-1600 BLK of Rudeloff Rd.

The portion proposed for rezoning to Commercial is adjacent to the existing commercial zoning on the property to the west. If the zone change is approved the property will be platted into the existing commercial parcel to the west.

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:

Commercial zoning exists to the immediate west of the property and to the south across Rudeloff Rd. Nearby across the intersection of SH 46 and Rudeloff Rd. there is an existing gas station use, similar to the proposed development.

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

COMPREHENSIVE PLAN (The Future Land Use Plan):

This 0.18 section falls in the Local Commercial FLUP which states: "The Local Commercial District is intended for various neighborhood-scale commercial businesses that support nearby residential communities. Commercial uses should be appropriate in scale and centered on local thoroughfare intersections to offer day-today services for surrounding residents, such as restaurants, retail, and personal services."

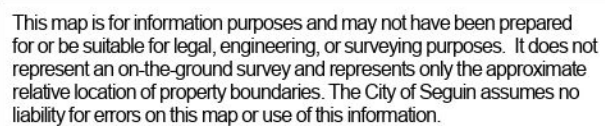
TRAFFIC (STREET FRONTAGE & ACCESS):

The development's proposed access will be from Rudeloff Rd. where the property has a street frontage.

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. Additionally, screening will be required at time of development along the adjacent Single-Family zoned properties.

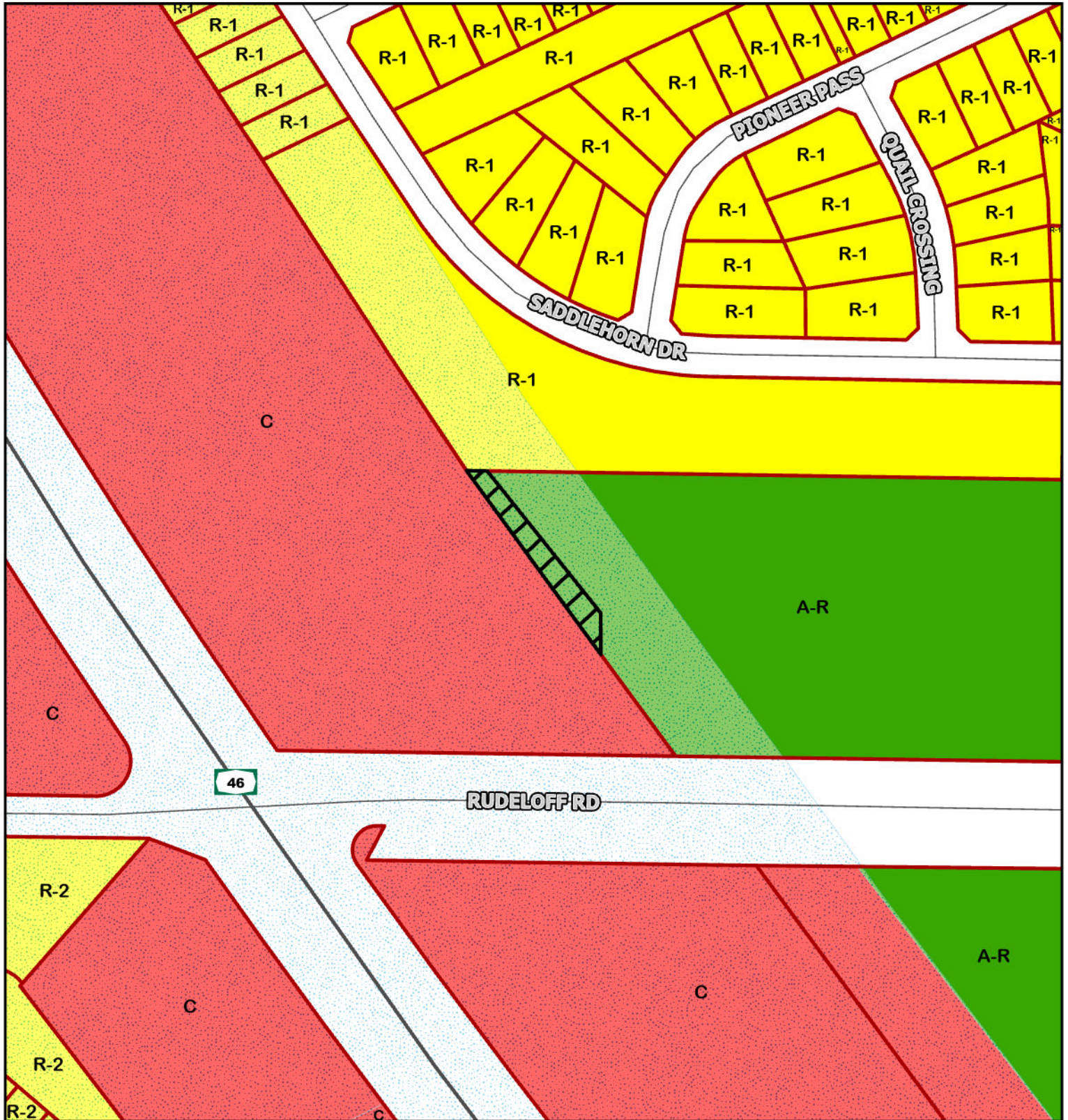
ZC 02-26 near NE corner of Rudeloff Rd and SH 46



Printed: 12/11/2025

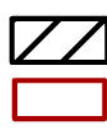
ZONING MAP

ZC 02-26 near NE corner of SH 46 & Rudeloff Rd



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	
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.



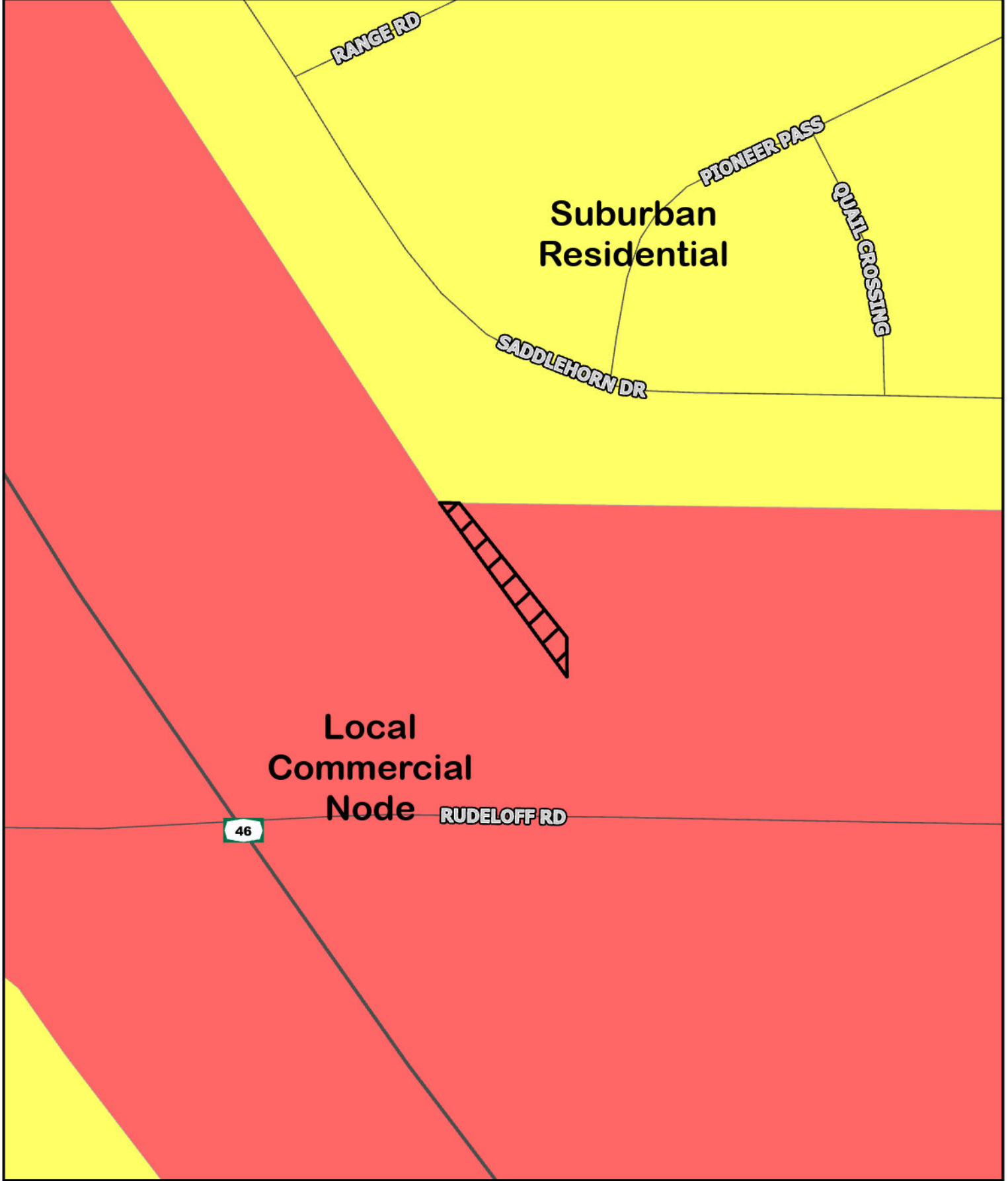
Site Location

Parcel

1 inch = 167 feet

Printed: 1/2/2026

FUTURE LAND USE MAP ZC 02-26 near NE corner of SH 46 & Rudeloff Rd



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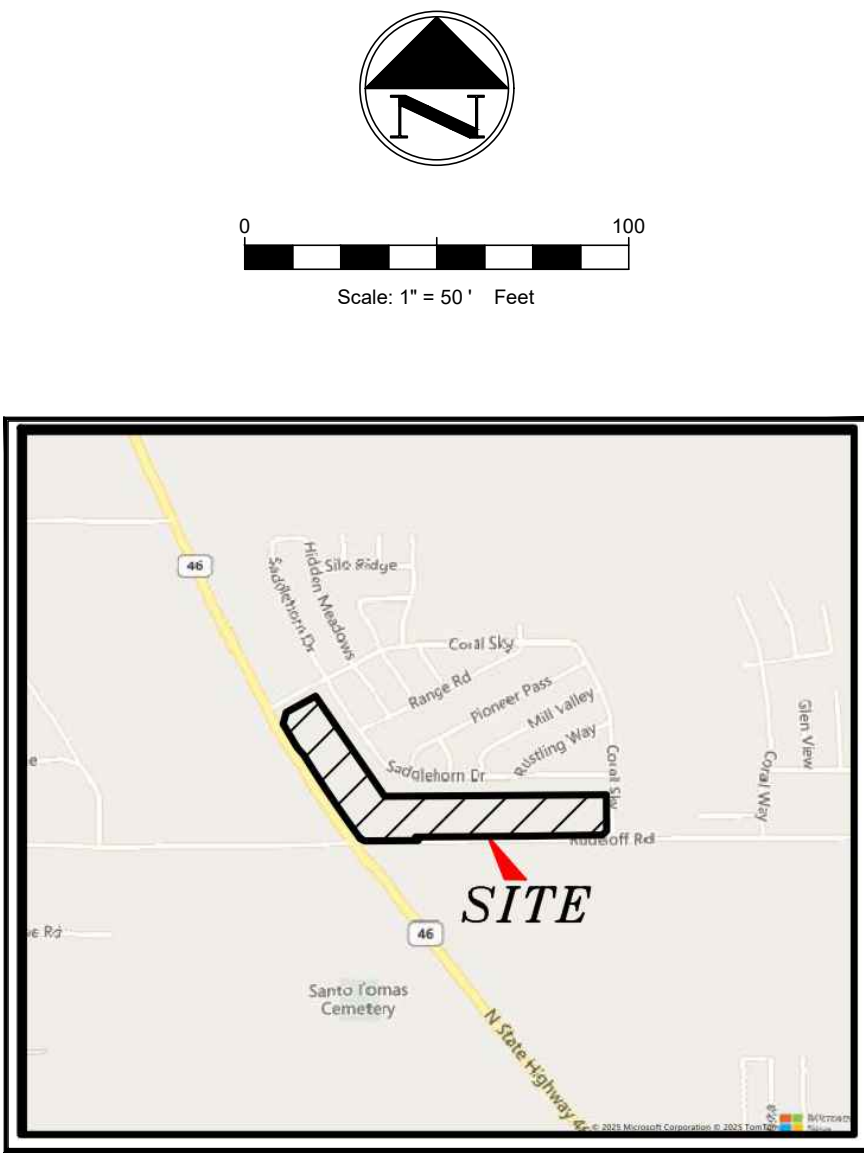
Site Location



Parcel

1 inch = 167 feet

Printed: 1/2/2026



VICINITY MAP
N.T.S.



SITE DATA SUMMARY TABLE	
SITE ACREAGE:	±1.68 ACRES
PROPOSED USE:	7-11
EXISTING ZONING	AG
PROPOSED ZONING	COMMERCIAL
BUILDING AREA:	4,816 S.F.
REGULAR PARKING PROVIDED:	34 SPACES



NO.	DATE	DESCRIPTION	BY
1	12-03-25	1st CITY SUBMITTAL	KK
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SITE PLAN


7-11

SH46 AND RUDELOFF ROAD

CITY OF SEGUIN

TEXAS

ANTONIO MARIA ESNAURIZAR SURVEY



TRIANGLE
ENGINEERING LLC

T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
XX	XX	XX-XX-XX	SEE SCALE BAR	109-25	C-3.0
TX. P.E. FIRM #11525					