



PLANNING & CODES

Planning and Zoning Commission Report

ZC 17-25

A request for Zoning Change 17-25 from Agricultural Ranch (A-R) to Commercial (C) for property located at the 900 BLK of IH 10 W., was considered during a public hearing at the Public Planning & Zoning Commission meeting on July 8, 2025.

Melissa Zwicke presented the staff report. She stated approximately 2 acres in the northwest corner of the property are currently zoned Agricultural Ranch. The applicant is proposing to rezone those 2 acres to Commercial. The property will be developed into a new Buick GMC dealership. The remaining 28.5 acres of the property are zoned commercial. The portion proposed for rezoning to Commercial is adjacent to the existing commercial zoning.

Ms. Zwicke proceeded to provide information on the surrounding uses and zoning. She stated 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.

According to Ms. Zwicke, 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.

Ms. Zwicke added, to develop the tract for commercial use, the property must be zoned Commercial. The current zoning of Ag-Ranch restricts retail and services development. This property is also in the IH 10 Corridor Overlay district and will follow development standards in Section 3.3- Overlay Districts of the City's Unified Development Code (UDC).

Ms. Zwicke stated the property does meet the criteria for zoning change. While the 2 acres may not be consistent with the FLUP due to it being in the Suburban Residential District of the Future Land Use Plan, residential use would not be practical with it being boarded by the City of Seguin's Regional Detention facilities. The remaining 28.5 acres is in the Commercial Corridor and consistent with the FLUP. There is adjacent commercial zoning, and land uses across IH 10 W. This would include Seguin Chevrolet and the future home of Gunn Auto. No adverse impact on surrounding properties or the natural environment were identified. If combined with the existing commercial zoning along the IH 10, there is a logical pattern for development along a major transportation corridor.

Staff did not receive any letters for or against the request.

The Commission did not have any questions for staff.

The regular meeting recessed, and a public hearing was held. The applicant was in attendance and gave an overview of the proposed project.

There being no additional responses from the public, the regular meeting reconvened for action.

After consideration of the staff report and all the information given regarding Zoning Change (ZC 17-25), Vice Chair Davila moved that the Planning and Zoning Commission recommend approval of the zoning change from Agricultural Ranch (A-R) to Commercial (C) for the property located at the 900 BLK of IH 10 W. Commissioner Rizo seconded the motion. The following vote was recorded:

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

**MOTION PASSED
8-0-0**


Francis Serna, Planning Assistant


ATTEST: Melissa Zwicke, Planner



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
Subject Property	A-R	Undeveloped land
N of Property	A-R	Undeveloped land
S of Property	C	Undeveloped land
E of Property	C	Undeveloped land
W of Property	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):

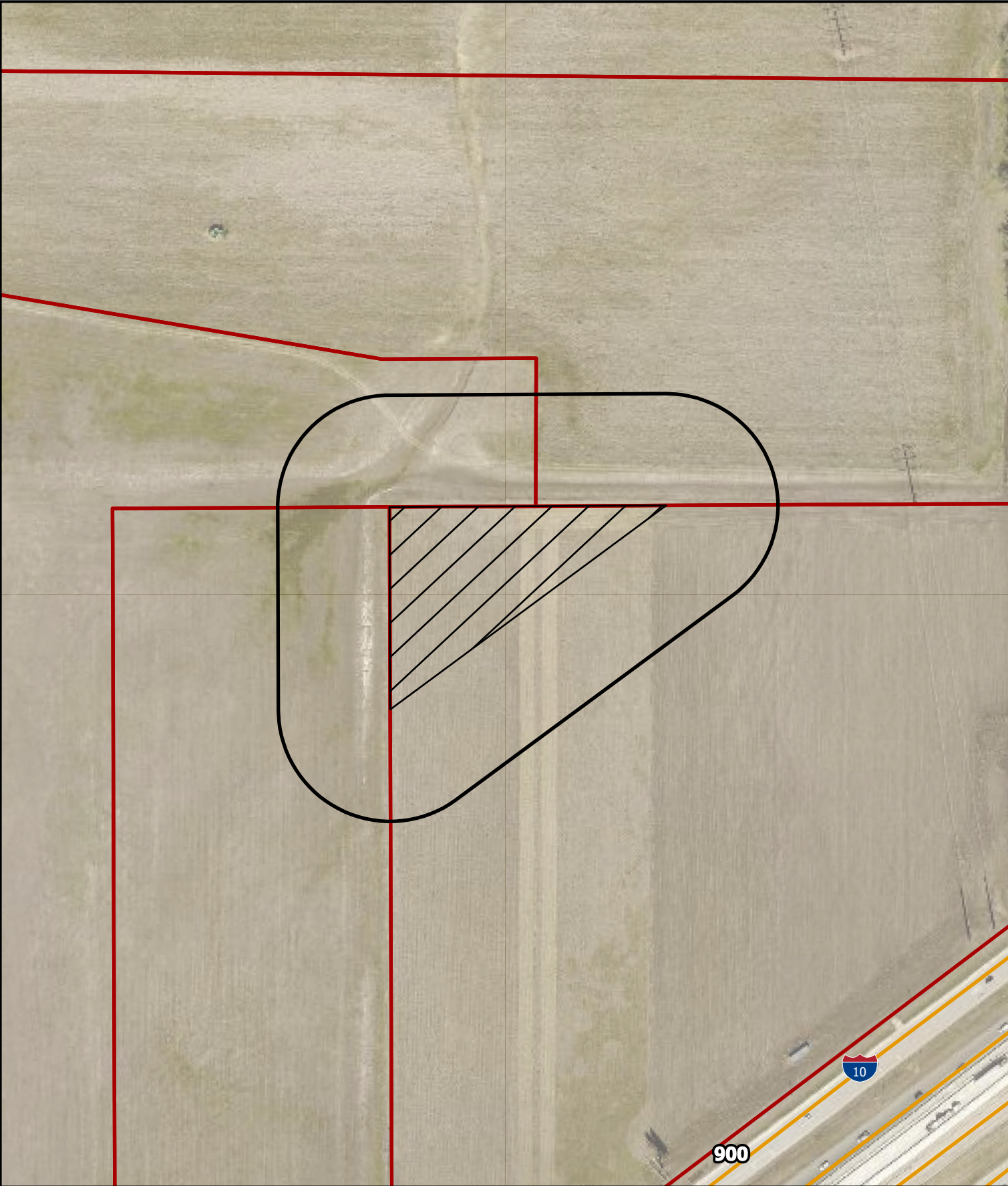
This 2-acre section falls into the Suburban Residential District of the Future Land Use Plan, while the remaining 28.5 acres are in the Commercial Corridor. The intent of the Commercial Corridor is to promote largescale commercial development and focus on attracting vehicular based traffic and providing 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.



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.

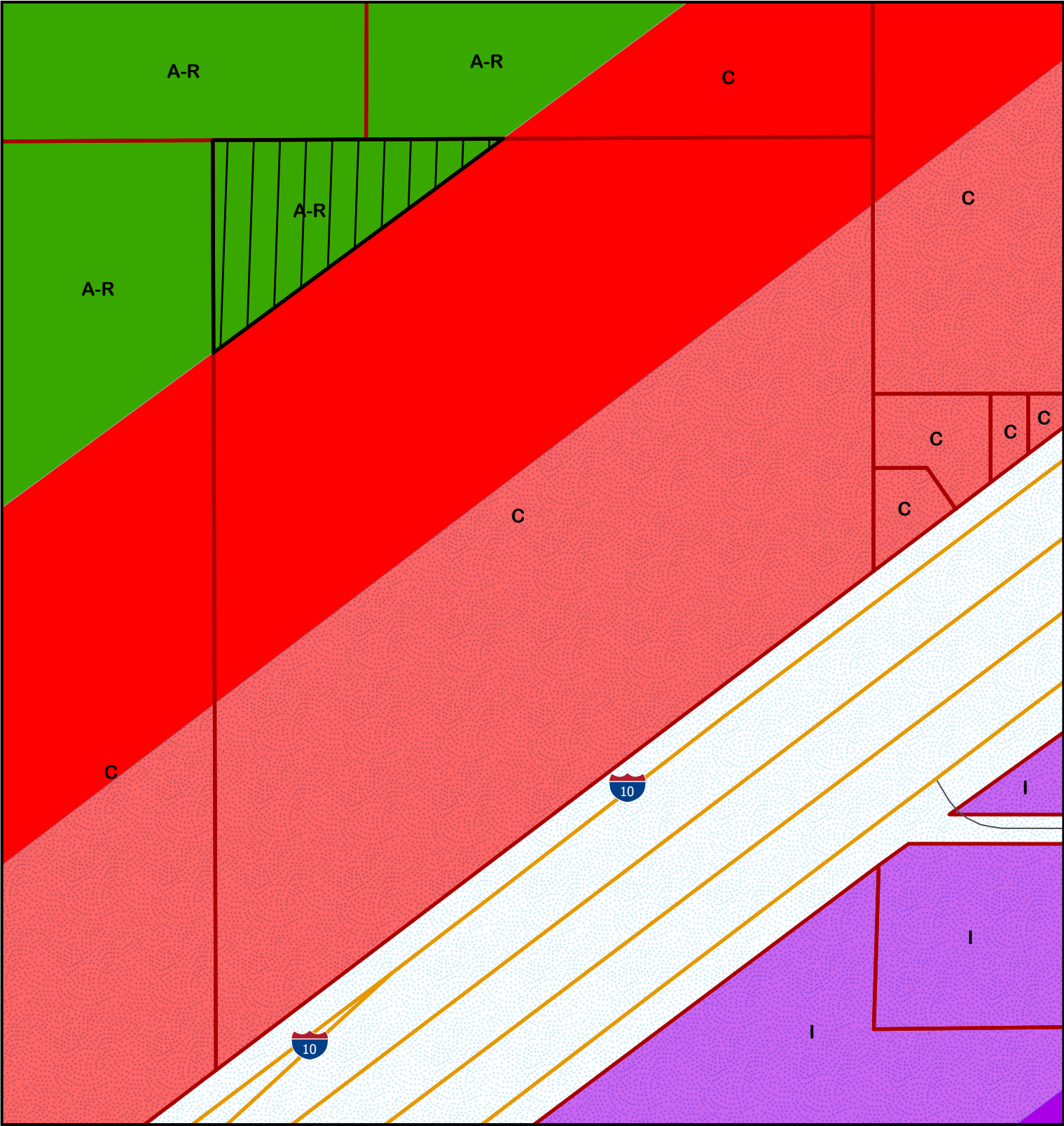


Site Location

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	

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.



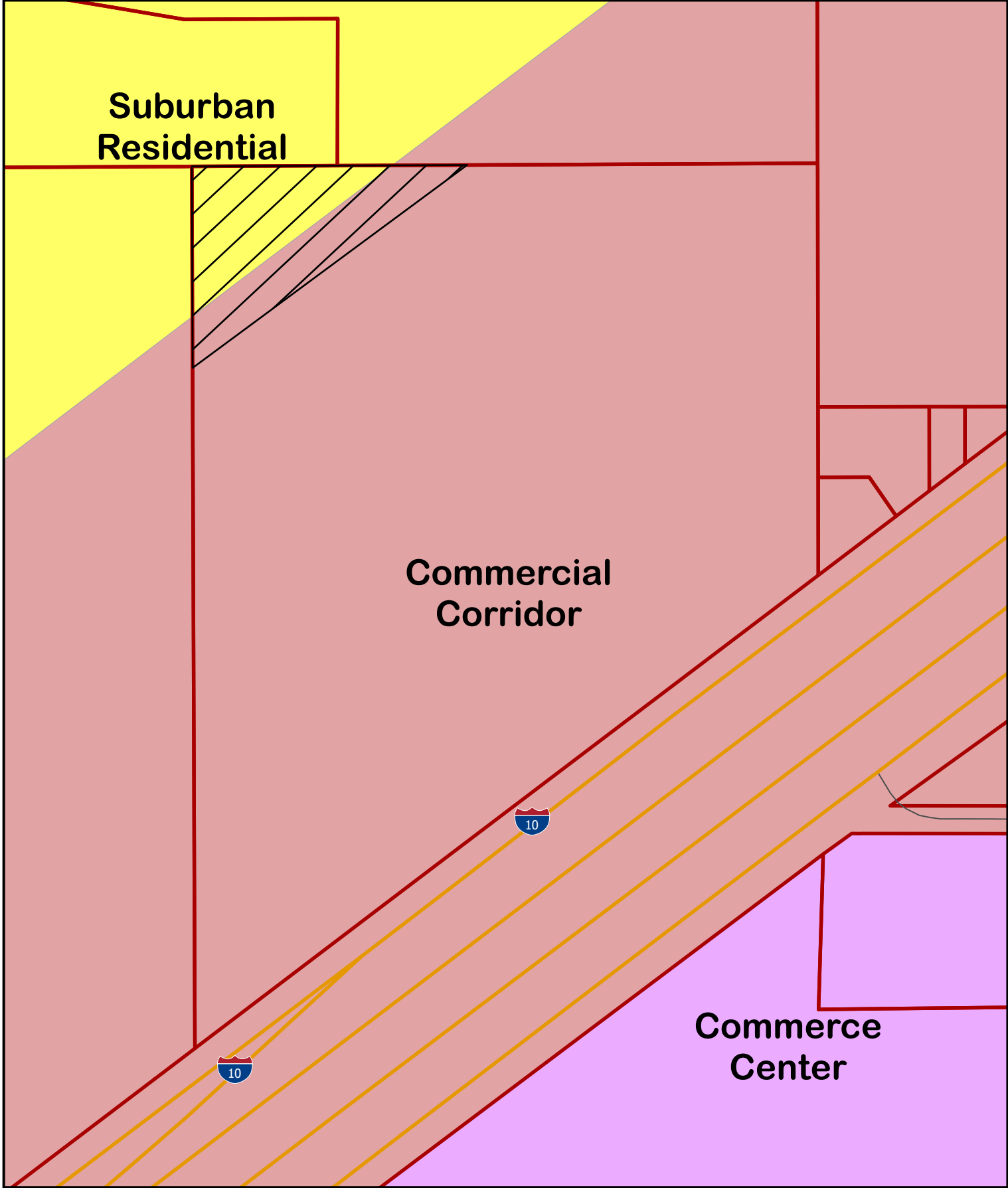
Site Location



Parcel

1 inch = 230 feet

Printed: 6/11/2025



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 = 230 feet

Printed: 6/11/2025