

MEMORANDUM

To: City of Seguin Mayor, Council Members, and City Manager
From: Pamela Centeno, Director of Planning & Codes
Through: Rick Cortes, Deputy City Manager
Subject: **ZC 02-26 (NE Corner of SH 46 and Rudeloff Rd)**
Zoning Change from A-R to C
Date: January 26, 2026

Background

The City of Seguin received a zoning change request for a 0.18-acre portion of a 15.996-acre vacant tract located at the northeast corner of SH 46 and Rudeloff Rd. The applicant is proposing to develop the land at the corner of SH 46 and Rudeloff Rd for a commercial use. The majority of the proposed development is located on the adjacent property to the west, which is already zoned Commercial. Due to the proposed future expansion of SH 46, the applicant needs to purchase 0.18 acres of the vacant land to the east. The applicant is only requesting a zoning change for the 0.18 acres of the 15.996-acre tract. Staff evaluated the zoning change request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The property is located within the Local Commercial district on the Future Land Use Plan, which supports regional commercial land uses if compatible with the scale of nearby residences.
- The frontage along this section of SH 46 in Seguin is zoned Commercial. A gas station is located on the southwest corner of SH 46 and Rudeloff Rd. This area is adjacent to the Mill Creek Crossing residential subdivision, but abuts the detention pond, which serves as a buffer between the proposed commercial use and the homes within the residential subdivision.
- The small 0.18-acre portion of land, if approved for commercial zoning, will be combined with the corner property and will be platted for commercial development. The corner property has frontage along SH 46 and Rudeloff Rd. There is an existing traffic signal at the SH 46-Rudeloff Rd intersection.

Action Requested

Staff is requesting action on the applicant's request to rezone the 0.18-acre portion of land to Commercial (C).

Recommendation

Staff presented the zoning change request to the Planning and Zoning Commission on January 13, 2026. Following a public hearing the Commission voted 9-0-0 to recommend approval of the zoning change request to Commercial.

Attachments

- Final Report of the Planning & Zoning Commission
- ZC 02-26 Staff Report
- Map Exhibits of the Subject Property
- Draft Ordinance