



## **Planning and Zoning Commission Report**

### **ZC 06-23**

A request for Zoning Change 06-23 from Agricultural Ranch (A-R) to Commercial (C) for a 1.644 acre tract on a property located at 1722 Steffens Rd., Property ID 59126 & 59127 was considered during a public hearing at the Planning & Zoning Commission meeting on March 14, 2023.

Helena Schaefer started with an overview presentation of the area as the zoning cases 06-23 thru 09-23 are located on the same 62 acre property. She explained the surrounding zoning and existing land use, describing this area as undeveloped. An explanation was given on the future land use districts of Town Corridor and Riverside. Commercial and Multi-family are acceptable uses in the Town Corridor district, but not in the Riverside district. The location of the Geronimo Creek flood zones was shown. Ms. Schaefer then presented the staff report for ZC 06-23. She stated that the applicant is proposing to rezone a 1.644 acre portion of the larger 62 acres to Commercial. The proposed rezone is compatible with the existing commercial zoning located on the property, so the 1.644 acres would be merged into that zoning. It was further stated that the proposed commercial rezone would be consistent with the future land use plan; commercial is found along major transportation corridors and one of the characteristics of the Town Corridor district is its location along the said corridor. There is a small portion of the 1.644 acres that is located in the Riverside district, and commercial is not an appropriate use. Access to the 1.644 acre tract was noted to be from Steffens Rd only.

Henry Che, the applicant spoke about the last zoning change request in November 2022, stating that he took the Commission's feedback to redesign the project.

Harry Jewett, the engineering representative of the applicant, spoke about the access to the property. He told the Commission that they have been in communications with TXDOT about an access from the N State Hwy 123 Bypass. He pointed out the proposed location of this access on an aerial and described how the access could be designed with a ramped driveway with a gradual slope. He further stated that no driveway permits were applied for with TXDOT, because they were waiting on the zoning change approvals. He also spoke about the proposed access onto E Kingsbury St (US Hwy 90E). He then stated that they would be submitting drainage and TIA studies after the zoning is approved. Drainage was his next discussion point and how the study would follow state and city requirements. The Commission asked the status of the proposed access point through the convenience store property. Mr. Jewett responded it was no longer viable. They then questioned Mr. Jewett about the Hwy 90 access. He responded that TXDOT would require acceleration and deceleration lanes at that proposed access.

The regular meeting recessed, and a public hearing was held. There being no responses from the public the regular meeting reconvened for action.

After consideration of the staff report and all information given regarding Zoning Change (ZC 06-23),

Commissioner Davila moved that the Planning and Zoning Commission recommend approval of the zoning change from Agricultural Ranch to Commercial for the 1.644 acre tract on the property located at 1722 Steffens Rd. Commissioner Berger 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: Helena Schaefer,  
Planner



## PLANNING & CODES

ZC 06-23 Staff Report  
1722 Steffens Rd (1.644 ac)  
Zoning Change from A-R to C

**Applicant:**

Che Capital Asset Mgmt LLC  
200 Shermer Rd, Ste 206  
Northbrook, IL 60062

**Property Owner:**

Trekker, LTD  
700 E Hildenbrand, #100  
San Antonio, TX 78212

**Property Address/Location:**

1722 Steffens Rd

**Legal Description:**

A portion of Abs: 35 Sur:  
John Sowell  
Property IDs: 59126 &  
59127

**Lot Size/Project Area:**

1.644 acres

**Future Land Use Plan:**

Town Corridor and Riverside

**Notifications:**

Mailed: March 2, 2023  
Newspaper: Feb 26, 2023

**Comments Received:**

None

**Staff Review:**

Helena Schaefer  
Senior 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	Former organic Farm
<b>N of Property</b>	A-R	Former organic farm
<b>S of Property</b>	C	Vacant Lot
<b>E of Property</b>	A-R	Undeveloped land
<b>W of Property</b>	C	Undeveloped land

**SUMMARY OF STAFF ANALYSIS:**

The 1.644-acre tract is located at 1722 Steffens Rd, the site of a former organic herb farm. The applicant is seeking a zoning change from Ag-Ranch to Commercial.

The Commission should consider the recommendations of the Future Land Use Plan, as well as the existing land uses/zoning in the area and any possible adverse impacts that would be created with development.

**CRITERIA FOR ZONING CHANGE:**

Consistency with the future land use plan – Consistent.

Compatible with existing and permitted uses of surrounding property – Adjacent commercial zoning and land uses along the Bypass.

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 123 Bypass, 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 1.644-acre tract is part of the larger 62-acre property addressed as 1722 Steffens Rd. The property was the site of a former organic herb farm. The portion proposed for rezoning to Commercial is adjacent to the existing commercial zoning.

### **CODE REQUIREMENTS:**

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

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

The northeast corner of State Hwy 123 Bypass North and US Hwy 90 E is mostly undeveloped. On the north side of US Hwy 90 E, there is a vet clinic zoned commercial and the Seguin Christian Academy zoned public. There is a residential use south of US Hwy 90 E. To the north of the properties, there is the railroad right-of-way. To the west is the Bypass right-of-way. On the hard corner of the Bypass and US Hwy 90 E, the property is slated for a convenience store and is in the review process for the site and building plan; it is zoned commercial. Directly across US Hwy 90E is undeveloped land with commercial and multi-family zoning. There are a few residential structures further east along US Hwy 90 E. This proposed rezone to Commercial is adjacent to the existing Commercial zoning on the western side of the 62-acre tract.

### **HEALTH, SAFETY, AND GENERAL WELFARE:** (Protection & preservation of historical, cultural, and environmental areas.)

None identified.

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

This 1.644-acre tract falls into two future land use districts, Town Corridor and Riverside. The intent of the Town Corridor district is to regulate the traffic volumes that are generated by development between the node districts. The intent of the Riverside district is to establish a zone where the riverine landscape is preserved with appropriate development and includes the Guadalupe River and the Geronimo Creek. The majority of the 1.644-acre tract is located in the Town Corridor district. Commercial is an appropriate use in this district. Commercial is not an appropriate use in the Riverside district.

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

The 1.644-acre tract has access from Steffens Rd. This street is maintained by the City of Seguin. There is an existing driveway at the end of Steffens Rd. There is a Traffic Impact Analysis study for the entire 62 acres in the review process.

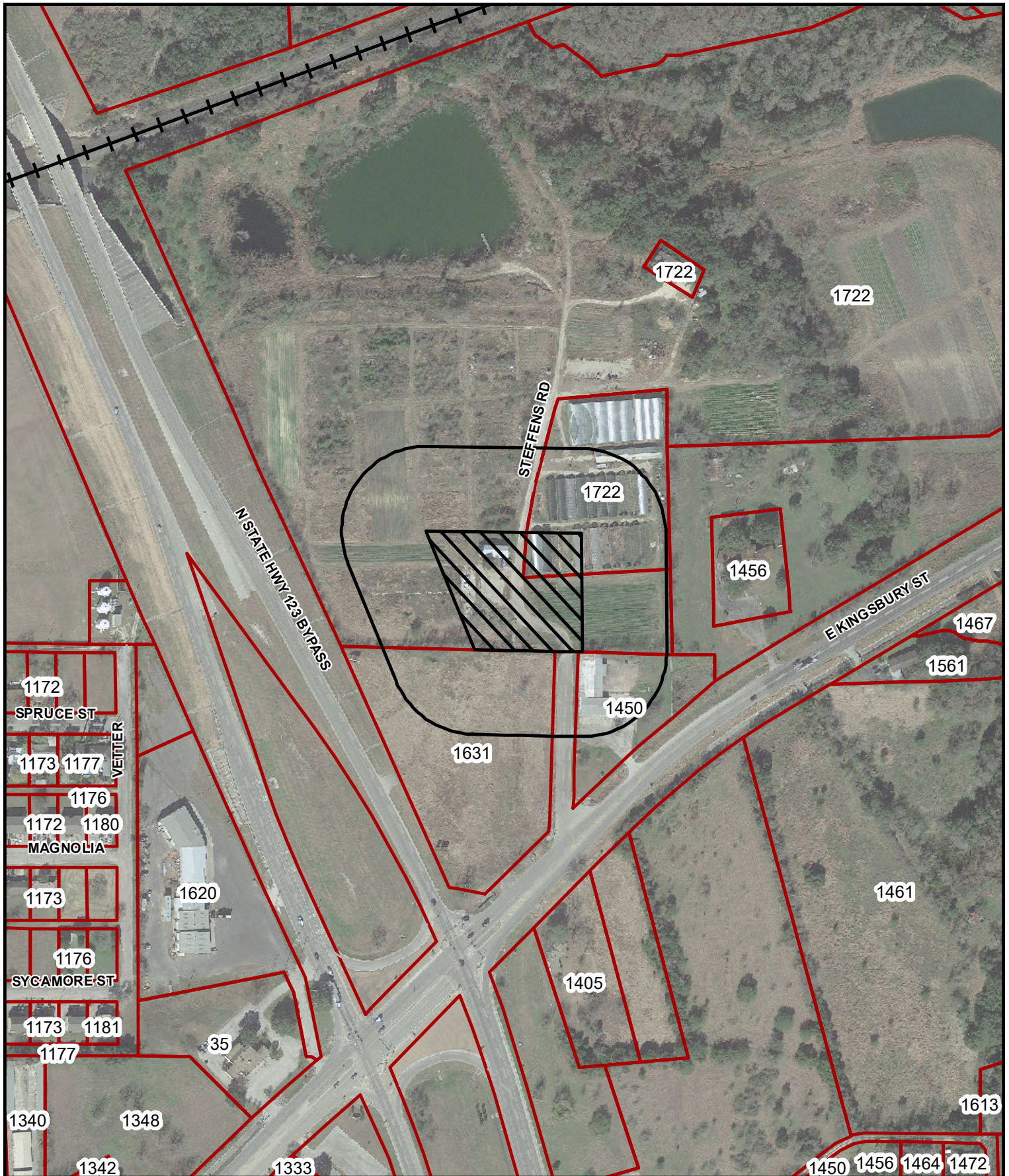
### **OTHER CONSIDERATIONS:**

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.



# LOCATION MAP

ZC06-23 1722 Steffens (1.644 ac)



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**

**200' Notification Buffer**

**Lot Lines**

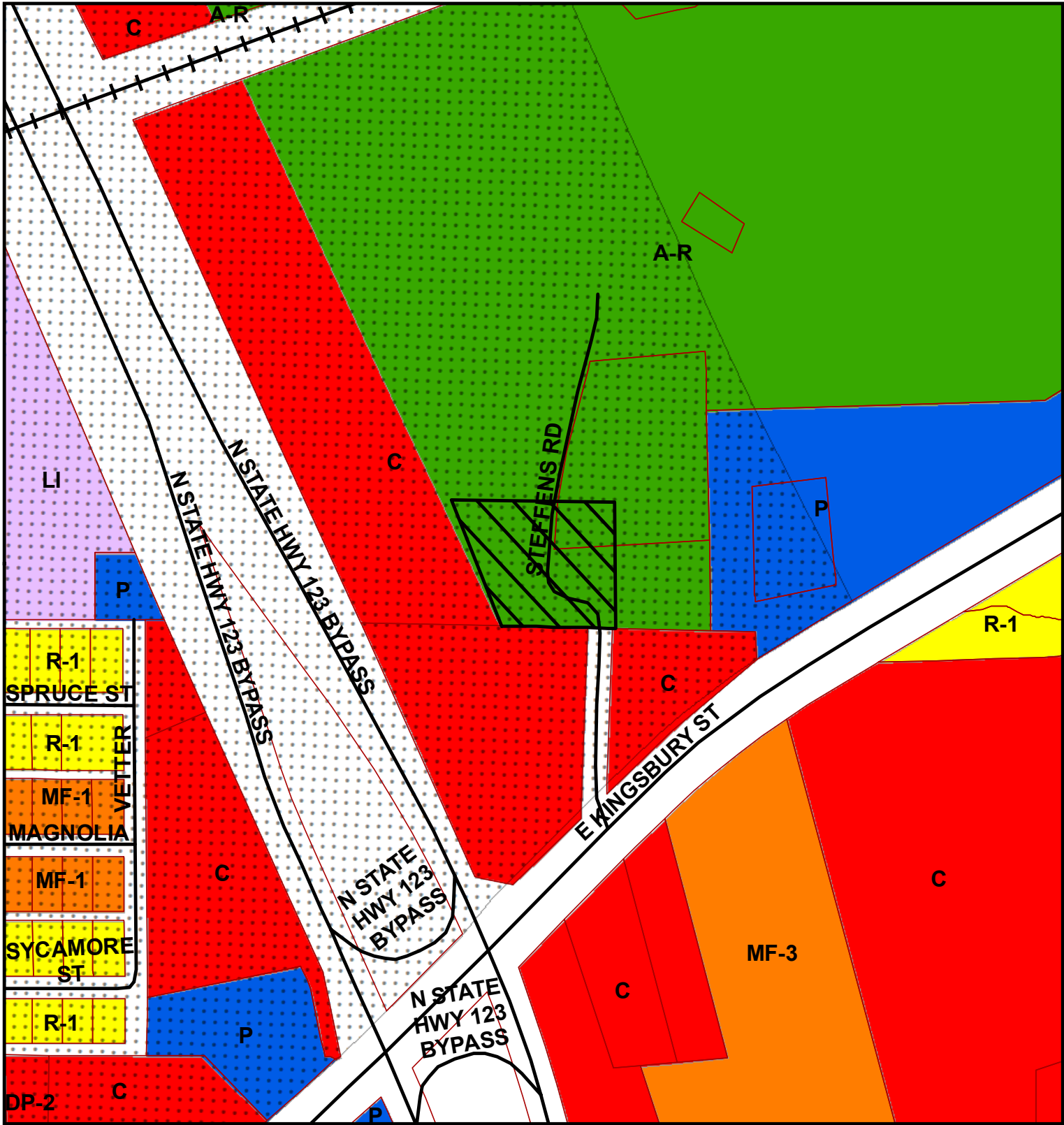
1 inch = 300 feet

Printed: 2/9/2023



ZONING MAP

ZC06-23 1722 Steffens (1.644 ac)



	Site Location		Single Family Residential 1		MultiFamily 1		Neighborhood Commercial		Planned Unit Development
	Streets		Single Family Residential 2		MultiFamily 2		Commercial		ROW
	Agricultural - Ranch		Zero Lot Lines		MultiFamily 3		Light Industrial		
	Rural Residential		Duplex 1		Manufactured-Residential		Industrial		
	Suburban Residential		Duplex 2		Manufactured Home Park		Public		

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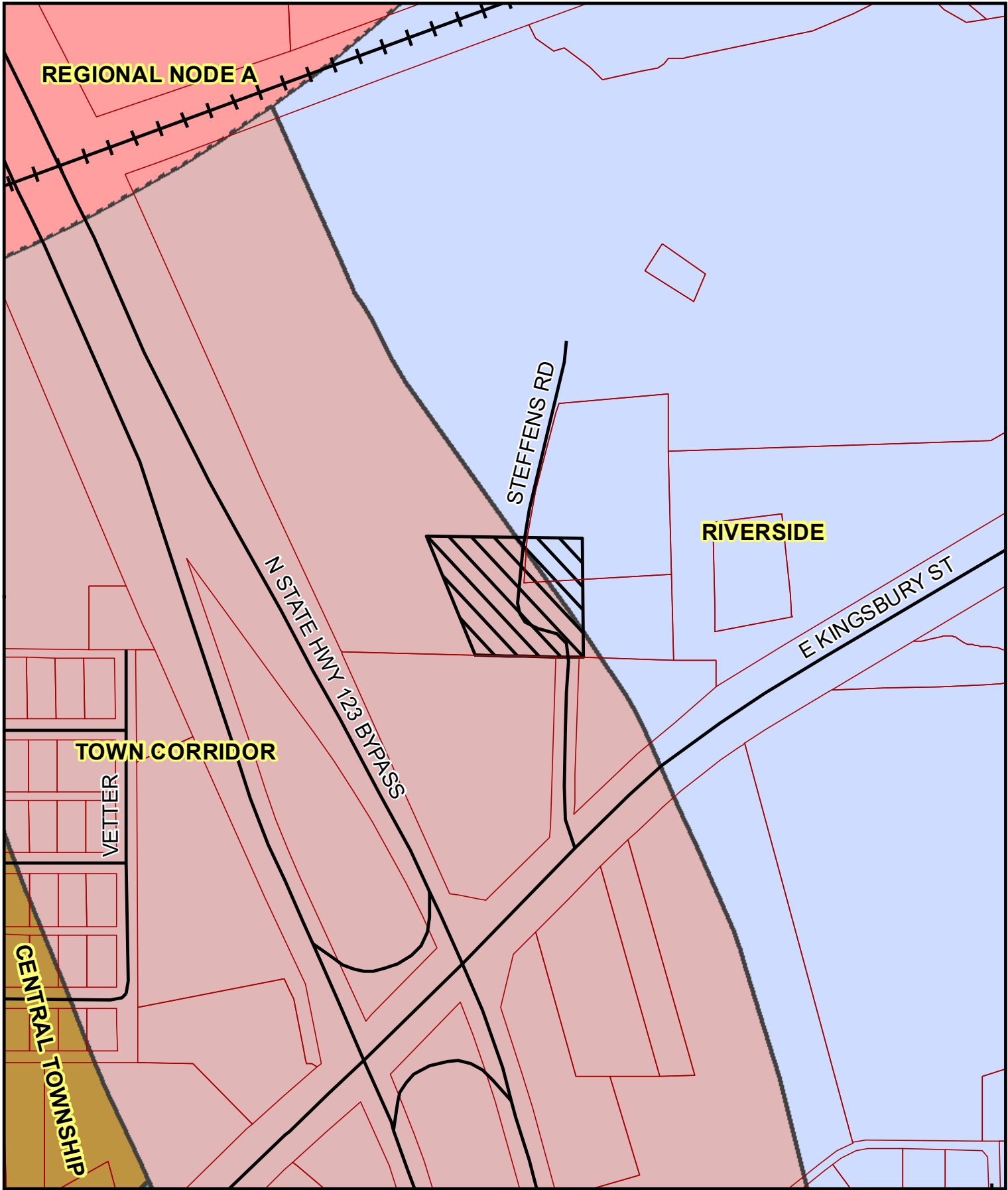
Site Location



Parcels

1 inch = 300 feet

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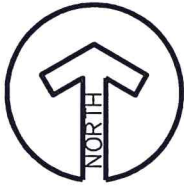


Ownership

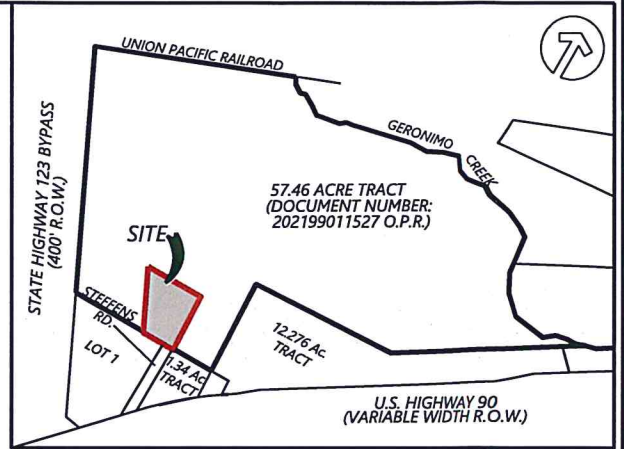
Site Location

1 inch = 300 feet

Printed: 2/9/2023



SCALE: 1" = 100'

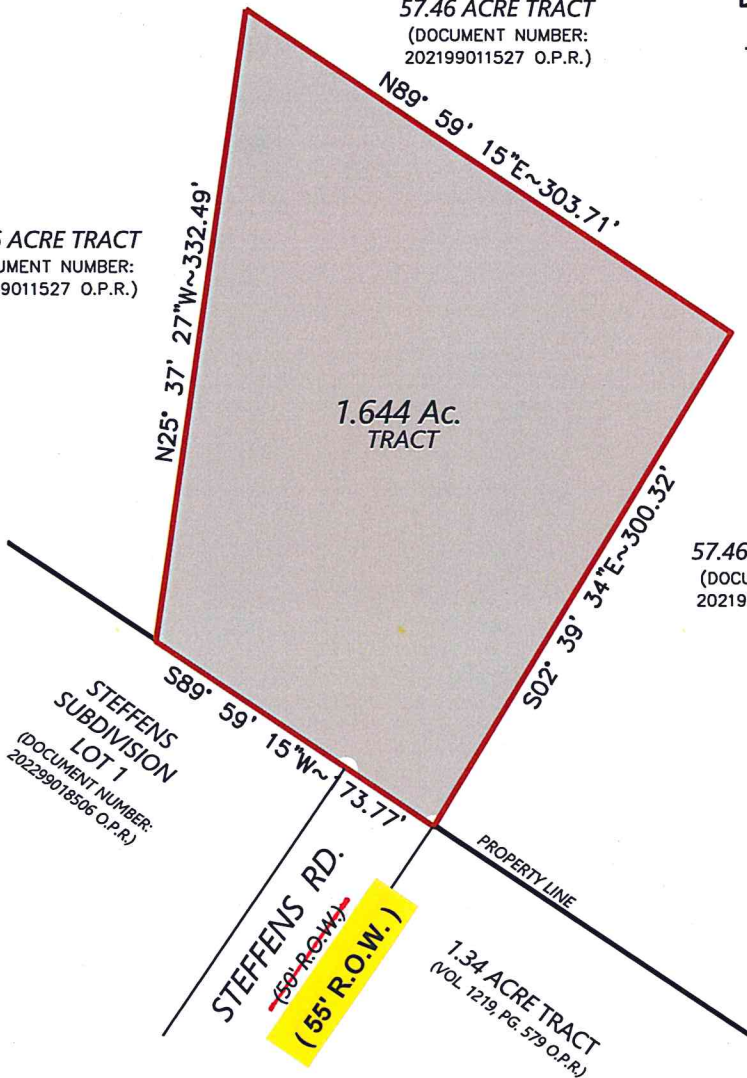


LOCATION MAP  
N.T.S.

57.46 ACRE TRACT  
(DOCUMENT NUMBER:  
202199011527 O.P.R.)

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(DOCUMENT NUMBER:  
202199011527 O.P.R.)

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(DOCUMENT NUMBER:  
202199011527 O.P.R.)



A1.644 ACRE TRACT OF LAND OUT OF A 57.51 ACRES OUT OF THE BENJAMIN FUQUA SURVEY, ABSTRACT 131, THE JOHN SOWELL SURVEY, ABSTRACT 35 AND THE JOHN SOWELL, SR SURVEY, ABSTRACT 287, CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS, BEING THAT 57.46 ACRE TRACT OF LAND DESCRIBED IN DEED OF RECORD IN DOCUMENT NUMBER 202199011527 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS

**HARRY JEWETT ASSOCIATES**  
Engineers • Planners

307 West Rhapsody Drive  
San Antonio, Texas 78216  
(210) 737-3417

TEXAS REGISTERED ENGINEERING FIRM: F-1225 (SAN ANTONIO)  
TEXAS LICENSED SURVEYING FIRM: 10001000 (SAN ANTONIO)

JOB NO.: 23002

DATE: 02/06/2023

Revised: 02/15/23

**ZONING CASE**  
**EXHIBIT "A"**



## Field Note Description of a Zoning Parcel 1.644 Acres

STATE OF TEXAS  
COUNTY OF GUADALUPE

Being a 1.644 acre parcel of land out of the Benjamin Fuqua Survey, Abstract 131, the John Sowell Survey, Abstract 35, the John Sowell, Sr. Survey, Abstract 287, City of Seguin. Guadalupe County, Texas and being out of that 57.46 acre tract of land described in a deed in the Official Public Records of Guadalupe County, Texas in Document No. 202199011527 and being more particularly described by metes and bounds as follows:

**BEGINNING** at the most northeast corner of Steffens Road; Steffens Subdivision as recorded in Volume 7, Page 20 of the map records of Guadalupe County, Texas. Steffens Road is a 55 foot wide public right-of-way that is located north of Hwy 90 and dead ends into the 57.46 acre property;

THENCE, S 89°59'15" W for a distance of 173.77 feet to a point for corner;

THENCE, N 25°37'27" W for a distance of 332.49 feet to a point for corner;

THENCE, N 89°59'15" E for a distance of 303.71 feet to a point  
for corner;

THENCE, S 02°39'34" E for a distance of 300.32 feet to a point for corner, said corner being the **POINT OF BEGINNING** of the heretofore described 1.644 acre parcel.

• • •

HJA  
Job No. 23002  
February 13, 2023

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