

## 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 23-25 (3281 Cordova)**  
**Zoning Designation to Public**  
**Date:** December 22, 2025

### **Background**

The City of Seguin received a zoning designation request for the properties at the corner of Cordova Rd and SH 46. The properties are presently going through the annexation process, with the first reading of the annexation approved on December 2, 2025. The properties are approximately 132.993 acres and are the site of the proposed Texas State Technical College. Staff evaluated the zoning change request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The property is located within multiple districts on the Future Land Use Plan: Commercial Corridor, Local Commercial, and Suburban Residential. Public zoning supports long-term planning efforts and institutional uses near development residential areas.
- The property is located within an area of growth and development. The existing land uses are primarily single-family residential, but high-density residential and commercial uses are also developing along SH 46.
- The property has frontage along SH 46 and Cordova Rd. A joint City/County roadway project will widen Cordova Rd to four lanes with a raised median. In addition, Cordova Road will be realigned and signalized at the Three Oaks Rd intersection.

### **Action Requested**

Staff is requesting action on the applicant's request to rezone the properties to Public.

### **Recommendation**

Staff presented the zoning change request to the Planning and Zoning Commission on December 9, 2025. Following a public hearing the Commission voted 9-0-0 to recommend approval of the zoning change request to Public.

### **Attachments**

- Final Report of the Planning & Zoning Commission
- ZC 23-25 Staff Report
- Map Exhibits of the Subject Property
- Draft Ordinance