



PLANNING & CODES

ZC 23-25 Staff Report
3281 Cordova Rd (Voluntary Annexation)
Zoning Designation to P

Applicant:

Seguin Economic Dev Corp
211 N River St
Seguin, Texas 78155

Property Owner:

Seguin Economic Dev Corp

Property Address/Location:

3281 Cordova Rd
Property ID's 55627 and
55628

Legal Description:

Abstract 20, AM Esnaurizar
Survey

Lot Size/Project Area:

132.993 Acres

Future Land Use Plan:

Commercial Corridor
Local Commercial
Suburban Residential

Notifications:

Mailed: 11/25/2025
Newspaper: 11/16/2025

Comments Received:

None

Staff Review:

Shelly Jackson
Assistant Director

Attachments:

- Location Map
- Zoning Map
- Future Land Use Map

REQUEST:

The applicant is requesting a zoning designation to (P) Public

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	No Zoning	Farmland / Residential
N of Property	Single Family Residential (R-2)	Vacant
S of Property	Single Family Residential (R-2) / No Zoning	Vacant / Residential
E of Property	Single Family Residential (R-2)	Three Oaks Subdivision
W of Property	No Zoning	Residential

SUMMARY OF STAFF ANALYSIS:

The applicant is pursuing voluntary annexation and requesting a zoning designation of (P) Public. The subject properties are located within the City of Seguin's ETJ and are expected to be formally annexed on January 30, 2026. The Future Land Use Plan designates the area as Commercial Corridor, Local Commercial, and Suburban Residential. The requested zoning is intended to support the development of a new technical college campus.

CRITERIA FOR ZONING CHANGE:

With Seguin experiencing substantial growth, securing sites for future educational facilities is a priority. Public zoning supports long-term planning efforts and institutional uses near developing residential areas.

Compatible with existing and permitted uses of surrounding properties – The proposed zoning aligns with surrounding permitted uses and does not conflict with existing development patterns.

Adverse impact on surrounding properties or natural environments – None identified.

Proposed zoning follows a logical and orderly pattern – Colleges are only permitted in commercial and public zoning districts. A technical college in a rapidly growing area follows a logical and orderly pattern.

Other factors that impact public health, safety or welfare – A joint City/County roadway project will widen Cordova Rd to four lanes with a raised median, turn bays, drainage improvements, 10-foot shared-use paths, and a realigned and signalized Three Oaks Rd intersection.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The subject property consists of approximately 132.993 acres and is currently undergoing voluntary annexation, including a request for zoning designation. The land is located within the City's ETJ and is primarily used for agricultural purposes.

CODE REQUIREMENTS:

Upon voluntary annexation, properties default to Agricultural Ranch (AR) zoning unless a zoning request is submitted by the applicant. In this case, the applicant is requesting a (P) Public zoning designation.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

A technical college is compatible with surrounding residential uses and aligns with current development trends in the area.

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

No concerns have been identified related to public health, safety, cultural resources, or the natural environment.

COMPREHENSIVE PLAN (The Future Land Use Plan):

The properties fall into three Future Land Use Plan categories: Commercial Corridor, Local Commercial, and Suburban Residential. While public development is not directly aligned with all portions of the FLUP, the proposed zoning supports balanced growth and delivers essential educational infrastructure.

TRAFFIC (STREET FRONTAGE & ACCESS):

Primary access will be SH 46 and Cordova Rd. Any access improvements connecting to SH 46 and Cordova will require review and approval by TXDOT and the City.