



PLANNING & CODES

Planning and Zoning Commission Report ZC 23-25

A request for zoning designation ZC 23-25 for the property located at 3281 Cordova Rd. to Public (P) was considered at the December 9, 2025, Planning & Zoning Commission meeting. The subject properties, identified by property identification numbers 55627 and 55628 are located within the City of Seguin's Extraterritorial Jurisdiction (ETJ). These properties, total approximately 132.993 acres and is anticipated to be annexed into the city limits on January 30, 2026.

Armando Guerrero, Planning Manager, presented the staff report. He explained that the subject property consists of approximately 132.993 acres and is currently in the process of annexing into the city. The requested Public (P) zoning designation zoning is intended to support the development of a new technical college campus.

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

Mr. Guerrero went on to note that access will be from State Hwy 46 and Cordova Rd. Any proposed access points or improvements connecting to SH 46 or Cordova will require review and approval by TXDOT and the City.

Commissioner Jones inquired about the student count and traffic at this location.

Mr. Guerrero noted that figures for future student count are not currently known and that traffic impacts and road realignment will be reviewed by the Engineering Department.

The regular meeting recessed, and a public hearing was held. Shelly Turner, P.O. Box 31988 New Braunfels, Texas 78131, addressed the commission. She requested some clarification on the notification map she received. Mr. Guerrero clarified that the buffer shown on the notification map received unintentionally displayed hash marks within the 200' buffer notification shown, and the zoning designation request does not involve her property or the properties the buffer touches.

The regular meeting was reconvened for action. After consideration of the staff report and all information given regarding the requested zoning designation (ZC 23-25), Vice Chair Davila made a motion to recommend approval of the requested Public (P) zoning designation for the subject properties. Commissioner Rizo seconded the motion. The Planning & Zoning Commission voted in favor of the recommendation. The following vote was recorded:

RECOMMENDATION TO APPROVE THE ZONING CHANGE TO PUBLIC (P)

MOTION PASSED

9-0-0

Francis Serna

Francis Serna, Planning Assistant

Armando Guerrero

ATTEST: Armando Guerrero, Planning Manager

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):

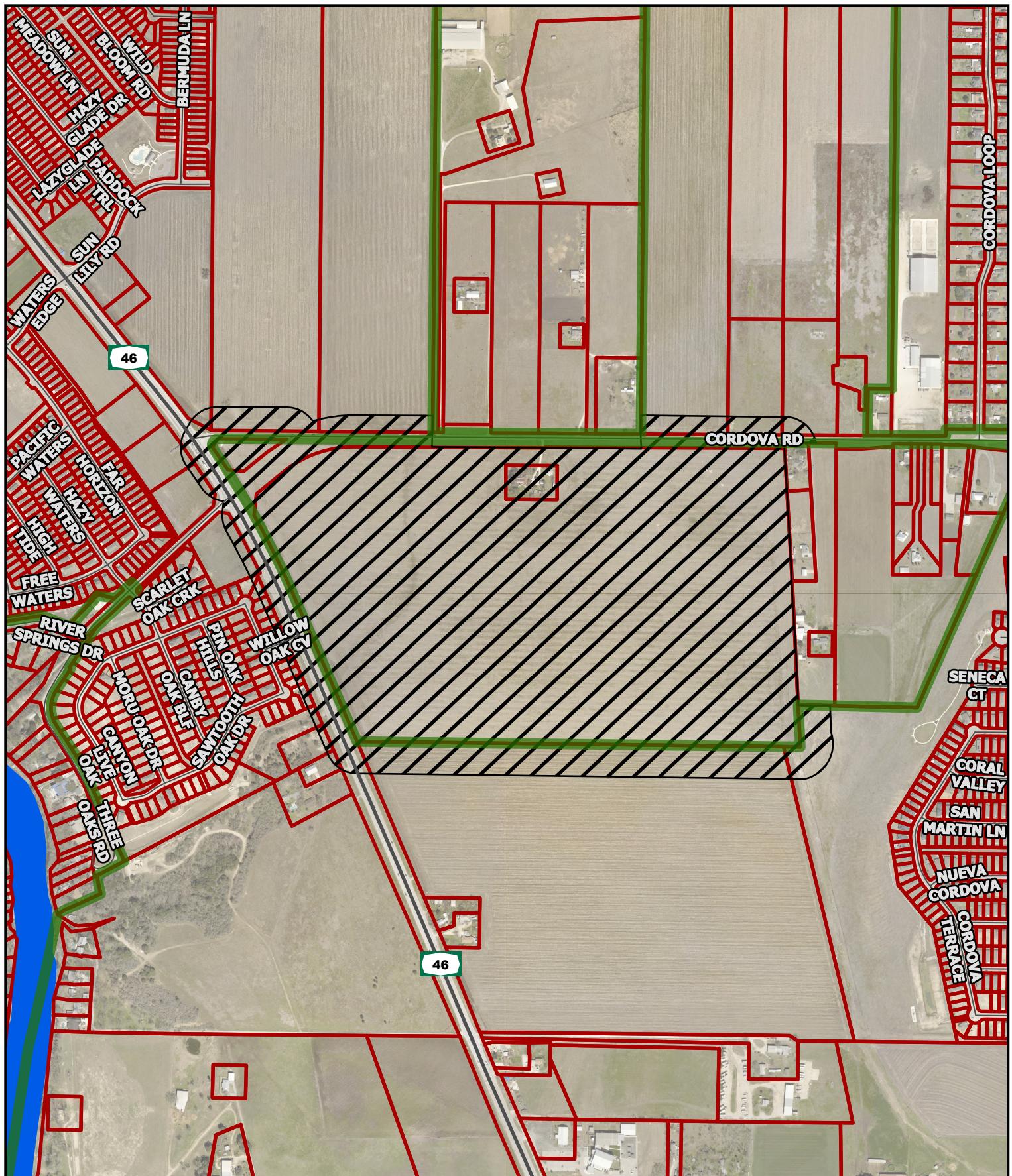
The properties fall into three Future Land Use Plan categories: Commercial Corridor, Local Commercial, and Suburban Residential. While public development is not directly aligned with all portions of the FLUP, the proposed zoning supports balanced growth and delivers essential educational infrastructure.

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.

LOCATION MAP

ZC 23-25 3281 Cordova Rd.



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.



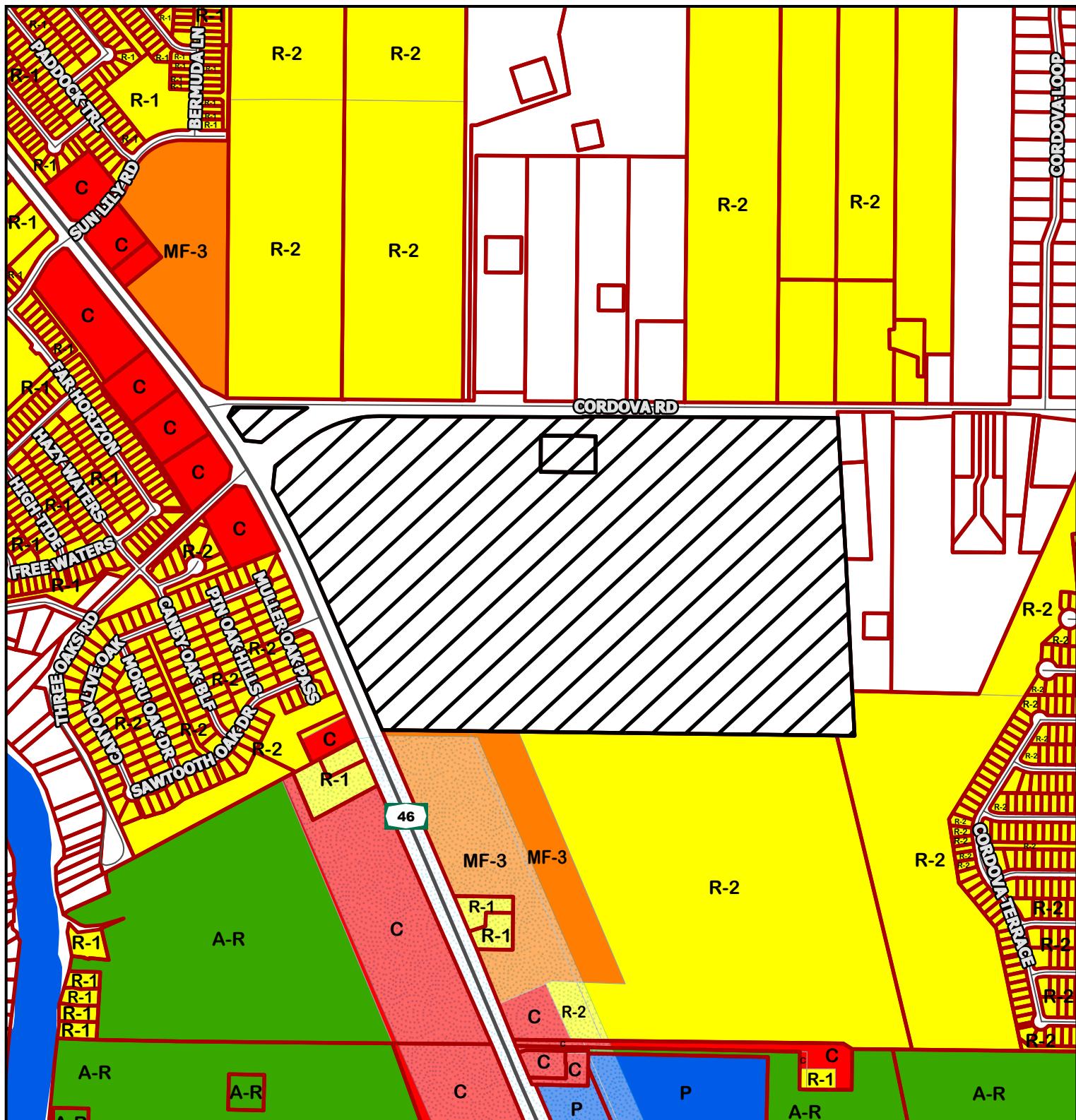
- 200' Buffer
- Parcel
- Site Location

1 inch = 800 feet

Printed: 11/17/2025

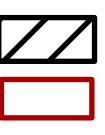
ZONING MAP

ZC 23-25 3281 Cordova Rd.



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	
Duplex 2	MultiFamily 2	Public	ROW	
Industrial	MultiFamily 3	Planned Unit Development	Suburban Residential	

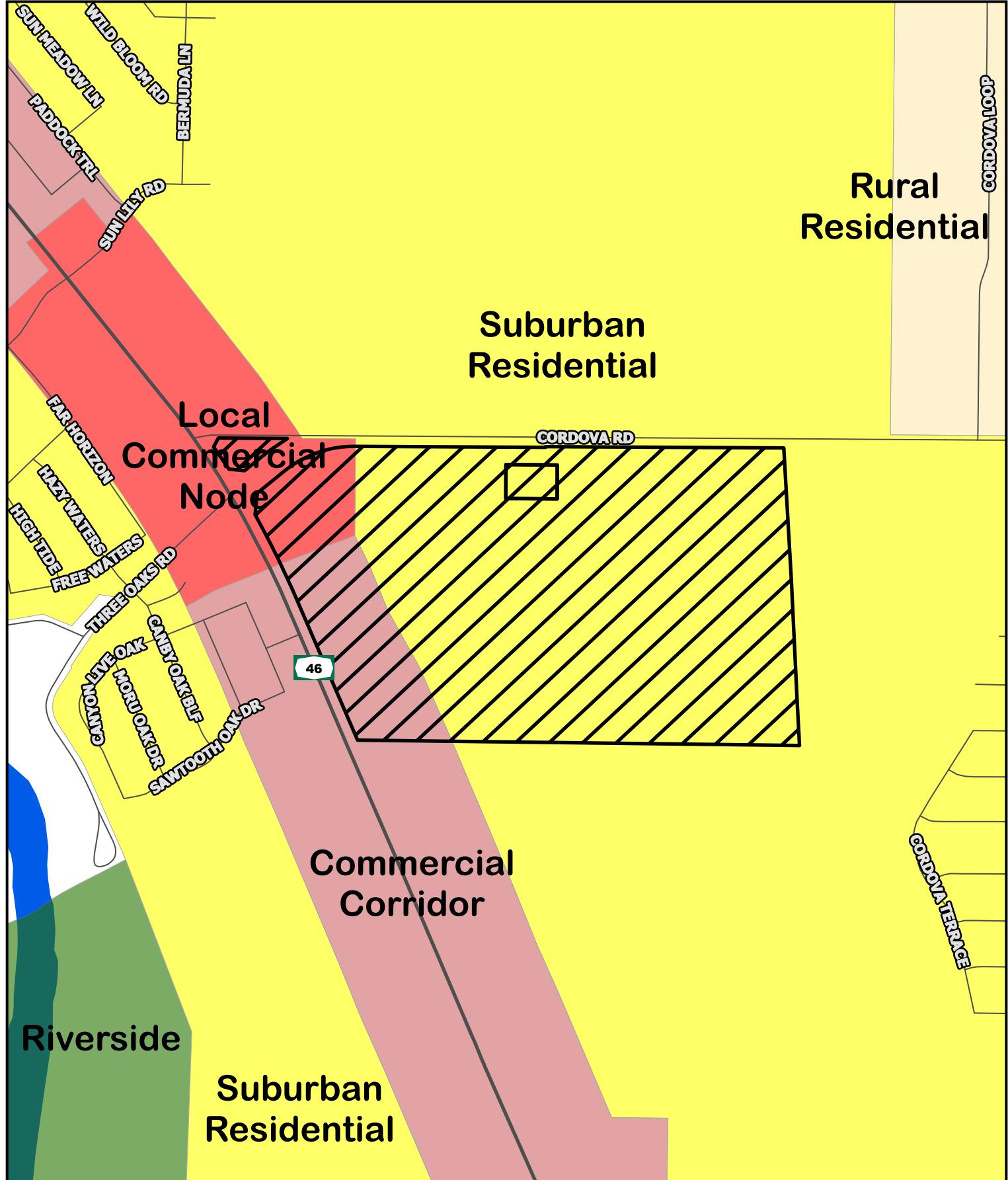
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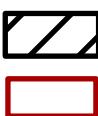
Site Location
Parcel

1 inch = 800 feet

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Site Location



Parcel

1 inch = 800 feet

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