



**PLANNING & CODES**

**ZC 06-26 Staff Report  
3033 N. Austin St  
Zoning Change from S-R to C**

**Applicant:**

ColPar Consulting LLC  
851 Branch Rd.  
Seguin, TX 78155

**Property Owner:**

Erik Saengerhausen/ColPar Consulting, LLC.  
851 Branch Rd.  
Seguin, TX 78155

**Property Address/Location:**

3033 N. Austin St.

**Legal Description:**

ABS: 10 SUR: M CHERINO  
0.9800 AC.  
Property ID: 52382

**Lot Size/Project Area:**

Approx. 0.98 acres

**Future Land Use Plan:**

Commercial Corridor

**Notifications:**

Mailed: May 27, 2026  
Newspaper: May 24, 2026

**Comments Received:**

None at the time of publication.

**Staff Review:**

Armando Guerrero  
Planning Manager

**Attachments:**

- Location Map
- Existing Zoning Map
- Future Land Use Plan Map

**REQUEST:**

A Zoning Change request from Suburban Residential (S-R) to Commercial (C).

**ZONING AND LAND USE:**

	Zoning	Land Use
<b>Subject Property</b>	S-R	Residential
<b>N of Property</b>	MF-3	The Caldwell Apartments
<b>S of Property</b>	C	Vacant Residential
<b>E of Property</b>	MF-3	The Caldwell Apartments
<b>W of Property</b>	A-R	Vacant undeveloped AG land

**SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:**

This property currently contains a Suburban Residential (S-R) zoning designation. The applicant is proposing a zoning change to Commercial (C) for future commercial use at this location. Similar commercial zoning designations can be seen within this area, which is an area that is supportive of commercial use per the city’s Future Land Use Plan (FLUP).

If commercial development does not occur immediately, the property owner has the option of continued residential use with the approval of a Specific Use Permit (SUP) due to the existing residential structure on the property.

**CRITERIA FOR ZONING CHANGE:**

**Consistency with the future land use plan** – Yes, commercial use is supported in this location.

**Compatible with existing and permitted uses of surrounding property** – Yes, similar zoning, as well as use can be seen within the area.

**Adverse impact on surrounding properties or natural environment** – Increase in traffic with proposed commercial use

**Proposed zoning follows a logical and orderly pattern** – Yes, similar zoning, as well as use can be seen within the area.

**Other factors that impact public health, safety or welfare** – None were specifically identified.

## PLANNING DEPARTMENT ANALYSIS

### **SITE DESCRIPTION**

The property is 0.98 acres in size and is located at the northeast corner of north Austin St., and Strempel Rd. The site contains an existing residential structure that is currently not occupied.

The subject property was part of a group rezoning that was approved in July of 2015 that converted the property's zoning from Pre-Development to Suburban Residential.

### **CODE REQUIREMENTS:**

Commercial (C) zoning will allow for commercial uses permitted in Section 3.4.3 Land Use Matrix of the city's Unified Development Code (UDC). Commercial development on the property will require Site Plan approval and may be subject to development requirements that include but are not limited to platting, Traffic Impact Analysis (TIA), landscaping, off-street parking requirements, drainage study, etc.

If the Commercial (C) zoning is approved and no development occurs at this location, the existing residential home may be utilized as a residential home with the Planning and Zoning Commission's approval of a Specific Use Permit (SUP).

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

A mixture of zoning designations and land uses can be seen around this property. To the north and east is multi-family (MF-3) zoning and use, to the west is undeveloped property zoned Agricultural Ranch (A-R). The property south of the subject property is zoned Commercial (C) and requested a similar zoning designation in December of 2022.

### **COMPREHENSIVE PLAN:**

The site is located within the Commercial Corridor of the city's Future Land Use Plan. Commercial zoning is supported within this corridor. Uses within Commercial Corridors should focus on attracting vehicular-based traffic and providing a buffer between larger thoroughfares and residential development. Developments within Commercial Corridors should accommodate medium-to-large-scale commercial development, orient toward larger thoroughfares, to retain visibility, and should provide enhanced development standards, such as landscaping requirements and façade treatment to promote high-quality commercial development.

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

No health, safety or environmental issues have been identified for this property.

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

Access to the property is from Austin St., which is a TxDOT right-of-way. The property also contains frontage along Strempel St. Any proposed improvements, widening, or relocating of the existing driveway from north Austin will require TxDOT review and approval. City review and approval will be required for any proposed access from Strempel St.



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-  North
-  Site Location
-  200' Buffer
-  Parcel

1 inch = 150 feet

Printed: 5/11/2026

# ZONING MAP

ZC 06-26 3033 N. Austin St.

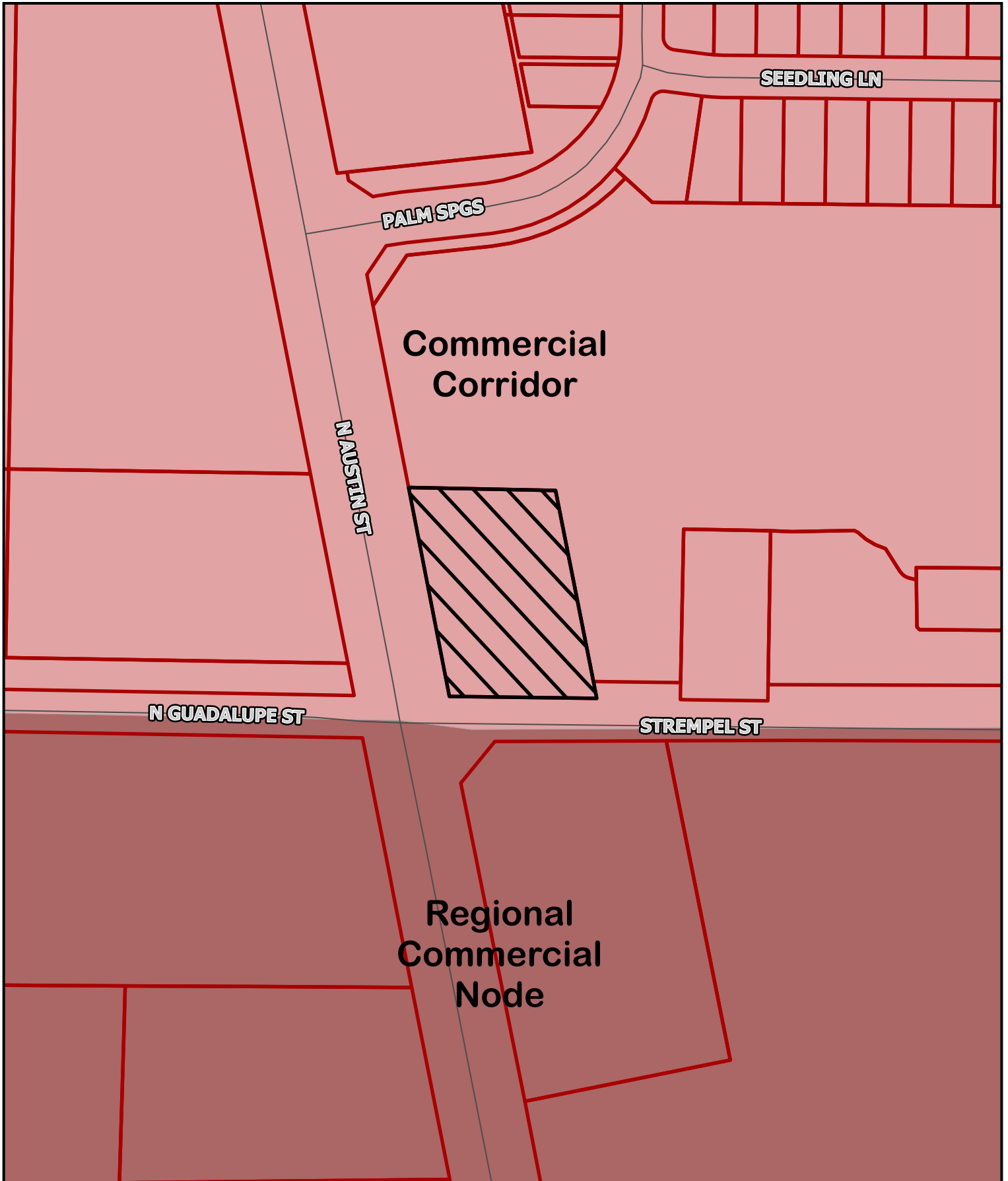


Agricultural - Ranch	Light Industrial	Manufactured Home Park	Single Family Residential 1	Zero Lot Lines
Commercial	Manufactured-Residential	Neighborhood Commercial	Single Family Residential 2	Corridor Overlay Districts
Duplex 1	MultiFamily 1	None	Rural Residential	Downtown Historical District
Duplex 2	MultiFamily 2	Public	ROW	
Industrial	MultiFamily 3	Planned Unit Development	Suburban Residential	

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Site Location  
 Parcel

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Site Location



Parcel

1 inch = 150 feet

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