

**SEGUIN**  
TEXAS  
**PLANNING & CODES**

**Planning and Zoning Commission Report**  
**ZC 37-21**

A request for Zoning Change 37-21 from Agricultural Ranch (A-R) to Commercial (C) for property located at N. Hwy. 46 and Cordova Road, Property ID 175347 was considered during a public hearing at the Public and Virtual Planning & Zoning Commission meeting on December 14, 2021.

Chris Riggs presented the staff report. He stated that the 20.432 acre is used for agriculture with no existing structures. He pointed out that the property is in an area of growth, including both residential and commercial uses. Mr. Riggs said based on the growth in the area and the existing uses of the surrounding area, the proposed zoning designation is compatible with the land use and zoning in the area. The property is located within the Town Approach designation of the FLUP in which Commercial Zoning is preferred. The property will take access from State Hwy 46. Any redevelopment of the property may trigger certain development standards. This may include but not limited to landscaping, buffering from residential uses, and off-street parking requirements.

Mr. Riggs stated that based on the current growth patterns of the area and the preference to have commercial along SH 46, staff recommended approval.

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 37-21), Commissioner Spahn moved that the Planning and Zoning Commission recommended approval of the zoning change from Agricultural Ranch (A-R) to Commercial (C) for property located at N. Hwy. 46 and Cordova Road. Commissioner DePalermo 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: Chris Riggs, Assistant Director  
Planning & Codes



## PLANNING & CODES

## ZC 37-21 Staff Report State Hwy 46 and Cordova Rd Zoning Change from A-R to C

**Applicant**

KFW Engineers  
162 W. Mill St.  
New Braunfels, TX 78130

**Property Owner:**

SA Schrader LLC  
6812 West Ave., Ste 100  
San Antonio, TX 78213

**Property Address/Location:**

State Hwy 46 and Cordova  
Seguin, TX 78155

**Legal Description:**

ABS: 20 SUR: A M Esnaurizar  
20.432 AC AKA Lilly Springs  
#6 & 7

**Lot Size/Project Area:**

Approx. 20.432 acres

**Future Land Use Plan:**

Town Approach

**Notifications:**

Mailed December 1, 2021  
Published November 28,  
2021

**Comments Received:**

None

**Staff Review:**

Chris Riggs  
Assistant Director  
Planning and Codes

**Attachments:**

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

**REQUEST:**

A Zoning Change request from Ag-Ranch (A-R) to Commercial (C).

**ZONING AND LAND USE:**

|                         | Zoning | Land Use                              |
|-------------------------|--------|---------------------------------------|
| <b>Subject Property</b> | A-R    | Agriculture                           |
| <b>N of Property</b>    | R-1, C | Single-family Residential, Commercial |
| <b>S of Property</b>    | ETJ    | Agriculture                           |
| <b>E of Property</b>    | ETJ    | Agriculture                           |
| <b>W of Property</b>    | SH 46  |                                       |

**SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:**

The 20.432 acre property is located at State Highway 46 and Cordova Rd. The applicant is seeking to rezone the property from Ag Ranch (A-R) to Commercial (C). Based on the current growth patterns of the area and the preference to have commercial along SH 46, staff recommends approval.

**Planning Department Recommendation:**

|          |   |
|----------|---|
| <b>X</b> | Approve as submitted                          |
|          | Approve with conditions or revisions as noted |
|          | Alternative                                   |
|          | Denial  |

## PLANNING DEPARTMENT ANALYSIS

### **SITE DESCRIPTION**

The tract is currently used as agriculture with no existing structures.

### **CODE REQUIREMENTS:**

According to the UDC's Section 3.4.3 Land Use Matrix, Commercial (C) zoning district allows retail/services. The current zoning does not allow for retail/service land uses.

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

This is an area of growth, including both residential and commercial uses. Given the existing uses of the surrounding area, the proposed zoning designation would be compatible

### **COMPREHENSIVE PLAN:**

The property is located within the Town Approach designation of the FLUP. Commercial zoning is preferred.

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

No health, safety or environmental issues have been identified on the property.

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

The property will take access from State Hwy 46.

### **OTHER CONSIDERATIONS:**

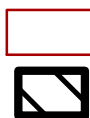
Any redevelopment of this property may trigger certain development standards. This may include landscaping, buffering from residential uses, and off-street parking requirements.

# LOCATION MAP

## ZC 37-21 N Hwy 46 & 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.



Lot Lines



Site Location

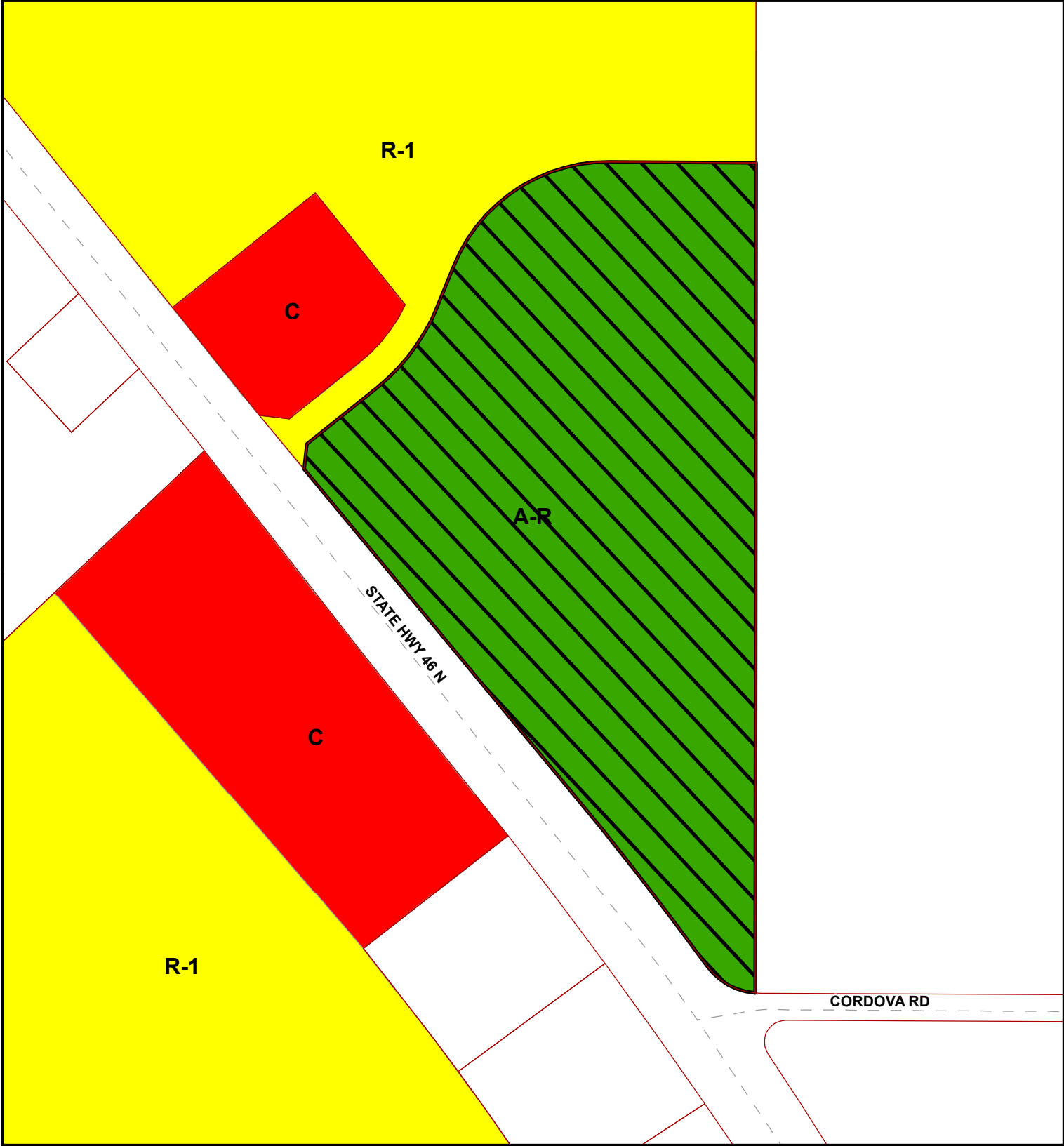


200' Notification Buffer  
1 inch = 250 feet

Printed: 11/15/2021

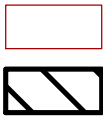
ZONING MAP

ZC 37-21 N Hwy 46 & Cordova Rd



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

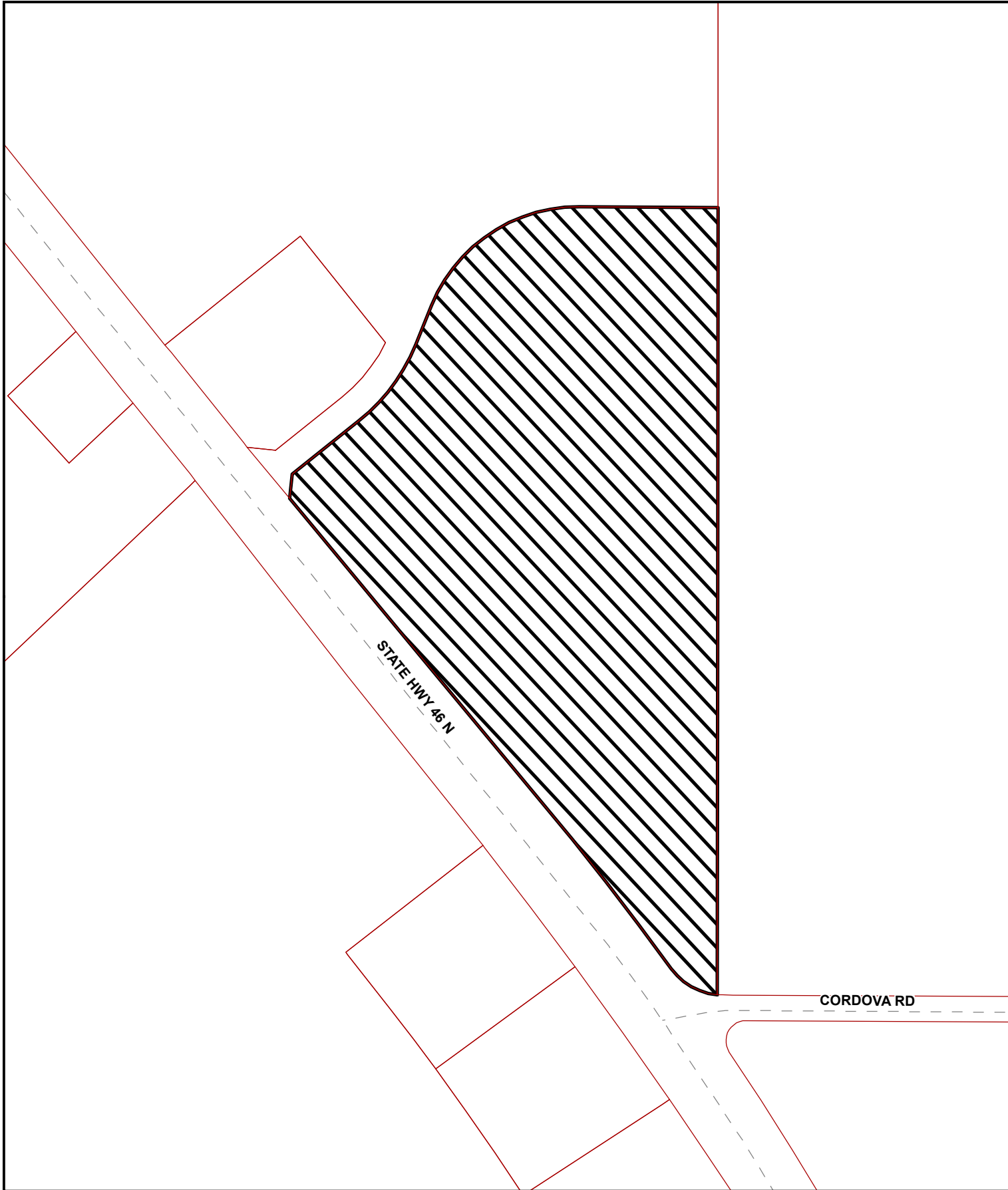
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Ownership  
Site Location

1 inch = 250 feet

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