



PLANNING & CODES

Applicant:

Guadalupe County
101 E Court St.
Seguin, TX 78155

Property Owner:

Guadalupe County

Property Address/Location:

2600-3000 Blk of N
Guadalupe St
Property ID's 51463, 51251,
51255, 51253, 51459, and
51460.

Legal Description:

See all descriptions in detail
listed in report.

Lot Size/Project Area:

161.35 Acres

Future Land Use Plan:

Suburban
Residential/Commercial
Corridor

Notifications:

Mailed: 01/02/2025
Newspaper: 12/29/2024

Comments Received:

None

Staff Review:

Kyle Warren
Planner

Attachments:

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

REQUEST:

A Zoning Change request from Agricultural Ranch (AR) and Commercial (C) to Public (P).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	Ag Ranch (AR)/Commercial (C)	Vacant/Ag Use
N of Property	Ag Ranch (AR)/Single Family Residential (R-1)	Ag Use
S of Property	Light Industrial (LI)/ Commercial (C)	Commercial roofing operation/Vacant Industrial lot
E of Property	Planned Unit Development (PUD)	Walnut Springs development
W of Property	Ag Ranch (AR) Public (P)	Guadalupe County development center/detention center/ ag use

Legal Descriptions:

ABS: 6 SUR: H BRANCH 0.958 AC- Prop. ID 51460, ABS: 6 SUR: H BRANCH 126.2160AC- Prop ID 51459, ABS: 6 SUR: H BRANCH 6.9070AC- Prop ID 51463, ABS: 6 SUR: H BRANCH 5.000 AC.- Prop ID 51253, ABS: 6 SUR: H BRANCH 21.175 AC.- Prop ID 51251, ABS: 6 SUR: H BRANCH 1.09 ACS.- Prop ID 51255

SUMMARY OF STAFF ANALYSIS:

Of the six properties currently in question for a zoning change three of them are Commercial zoning (property ID's 51463, 51251, and 51255) and three are Ag Ranch (property ID's 51253, 51459, and 51460). The request is that the properties all be changed to Public zoning for future county use, as the county owns them all. Guadalupe County is proposing to construct an emergency operations center.

For the proposed zone change CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan –Consistent. With the current growth rate, the City of Seguin and Guadalupe County are experiencing, developing needed infrastructure for county properties is crucial. Being open to public zoning that supports needs like an emergency operations center is essential for continued growth.

Compatible with existing and permitted uses of surrounding property – Compatible. This is an area of agricultural use, proposed single family residential, and commercial uses. Public zoning would act as a transitional zoning type from higher intensity commercial and industrial uses along the I-10 corridor and the proposed Walnut Springs development as well as Ag Ranch land to the north.

Adverse impact on surrounding properties or natural environment – None identified

Proposed zoning follows a logical and orderly pattern – County operation centers/offices are not permitted in Agriculture-Ranch zoning districts. As stated previously, public zoning in this area would act as a transitional zoning type and follows a logical and orderly pattern.

Other factors that impact public health, safety, or welfare – potential increase of traffic flow on Guadalupe and Stempel Streets as the county develops the properties.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

This request is for 161.55 acres. There are two abandoned buildings, notably on the 51459 property. The three AG properties were zoned Agriculture-Ranch at annexation in 2006 and have remained Agricultural Ranch since. The Three commercial properties all became commercial in 1998, in one zone change, Ord. 98-18.

CODE REQUIREMENTS:

The applicant (Guadalupe County) is proposing to construct an emergency service on one of the five properties. This use is not permissible in Agriculture-Ranch zoning per section 3.2.1 of Seguin's UDC. The rest of the properties also being owned by the county are being zoned Public for potential future development.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

Compatible. This is an area of agricultural use, proposed single family residential, and commercial uses. Public zoning would act as a transitional zoning type from higher intensity commercial and industrial uses along the I-10 corridor and the proposed Walnut Springs development as well as Ag Ranch land to the north.

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

No health, safety and general welfare issues have been identified.

COMPREHENSIVE PLAN (The Future Land Use Plan):

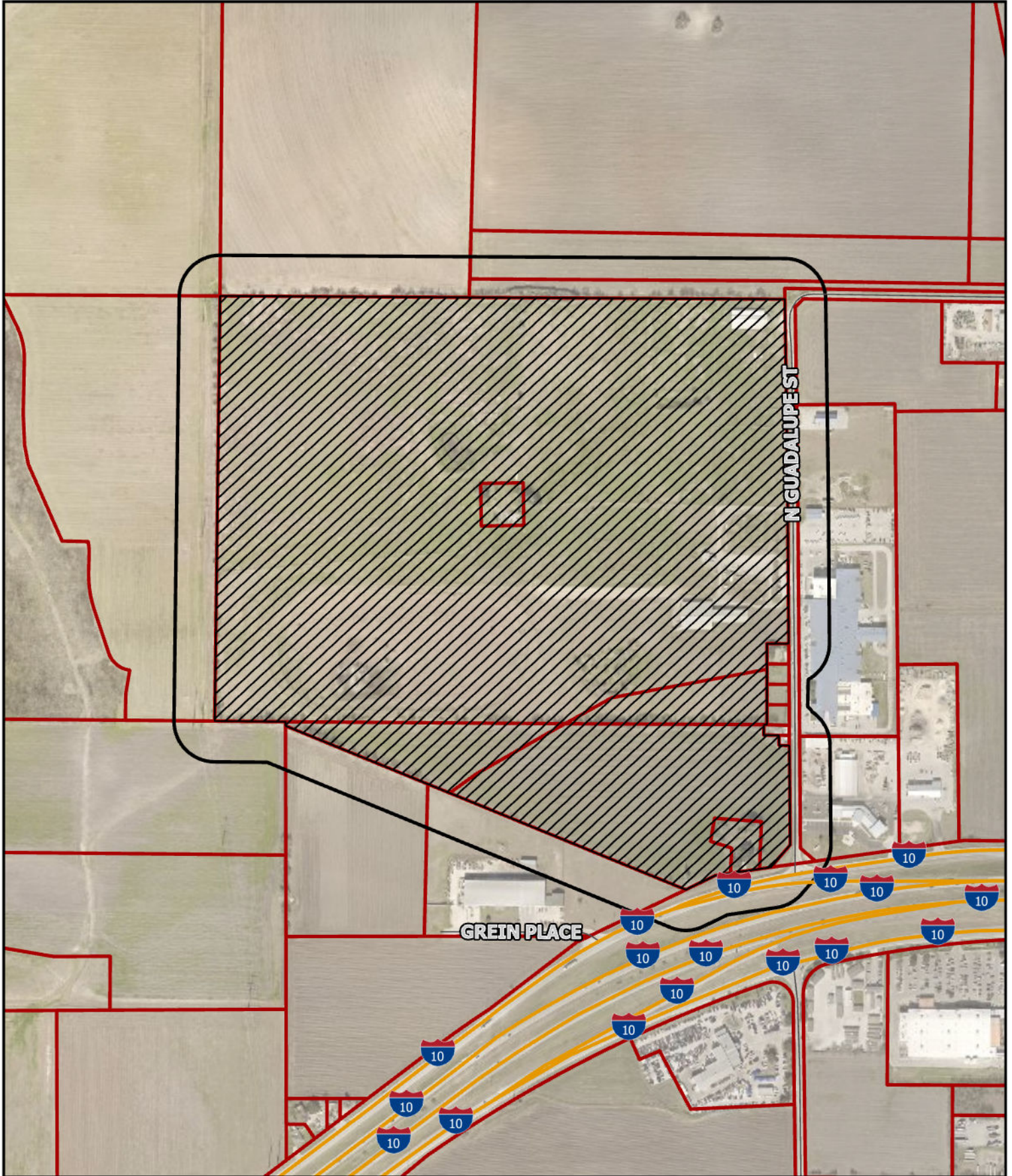
The properties fall into two FLUP categories- Suburban residential and Commercial Corridor. Although Public zoning is not specifically supported or negated by any of the 15 FLUP categories, the overall spirit of the Future Land Use Plan (being a guiding document for future growth) is being met with this zone change. A new emergency service center will help not only the city of Seguin but surrounding communities in Guadalupe County to continue to grow, meeting the demands of this expected growth.

TRAFFIC (STREET FRONTAGE & ACCESS):

The parcels have road frontage and access on both North Guadalupe Streets and Interstate westbound 10 feeder road.

LOCATION MAP

ZC 29-24 2600-3000 Bk of N GUADALUPE ST



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.



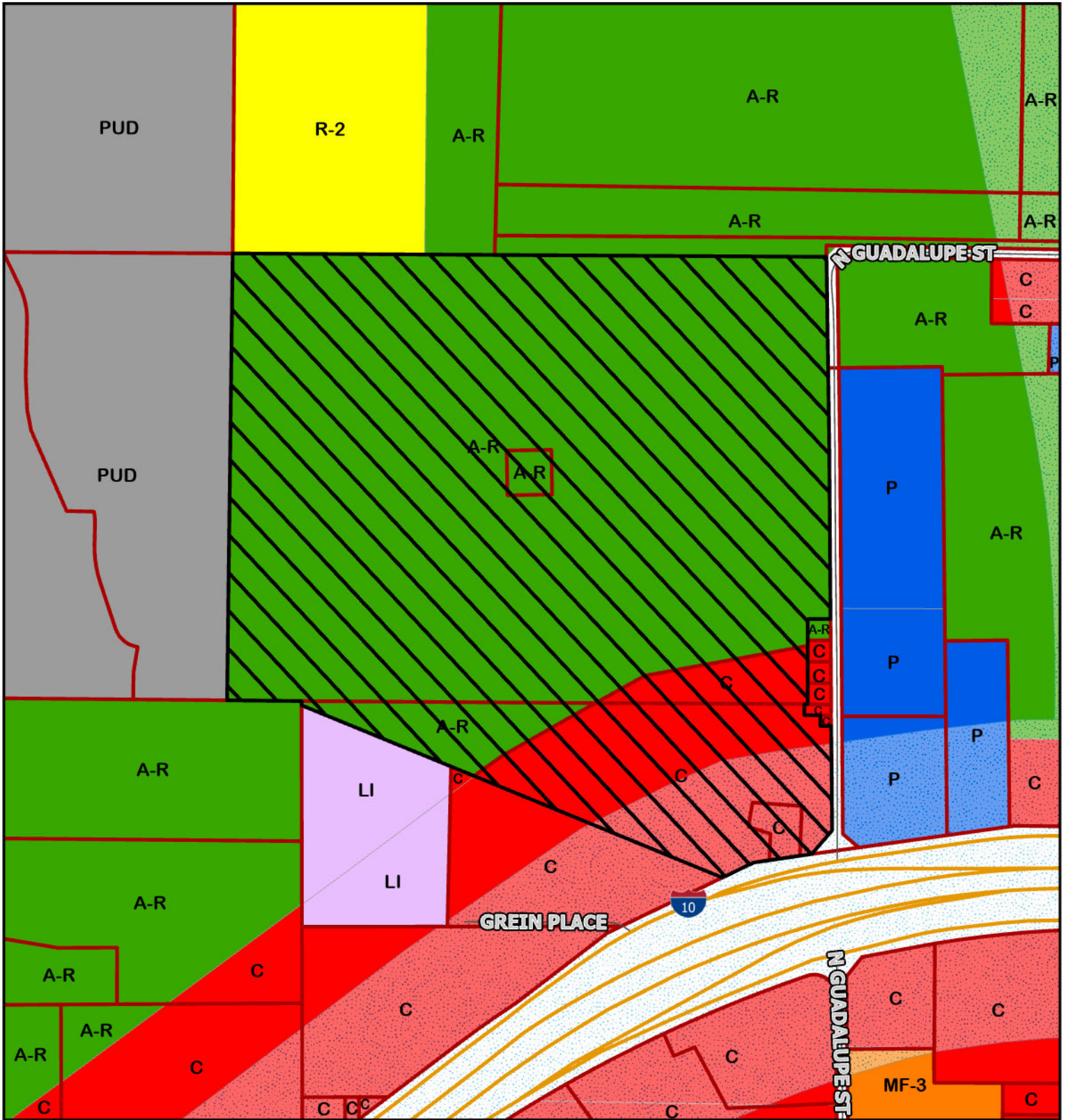
 Site Location

1 inch = 625 feet

Printed: 12/16/2024

ZONING MAP

ZC 29-24 2600-3000 BIK of N GUADALUPE ST



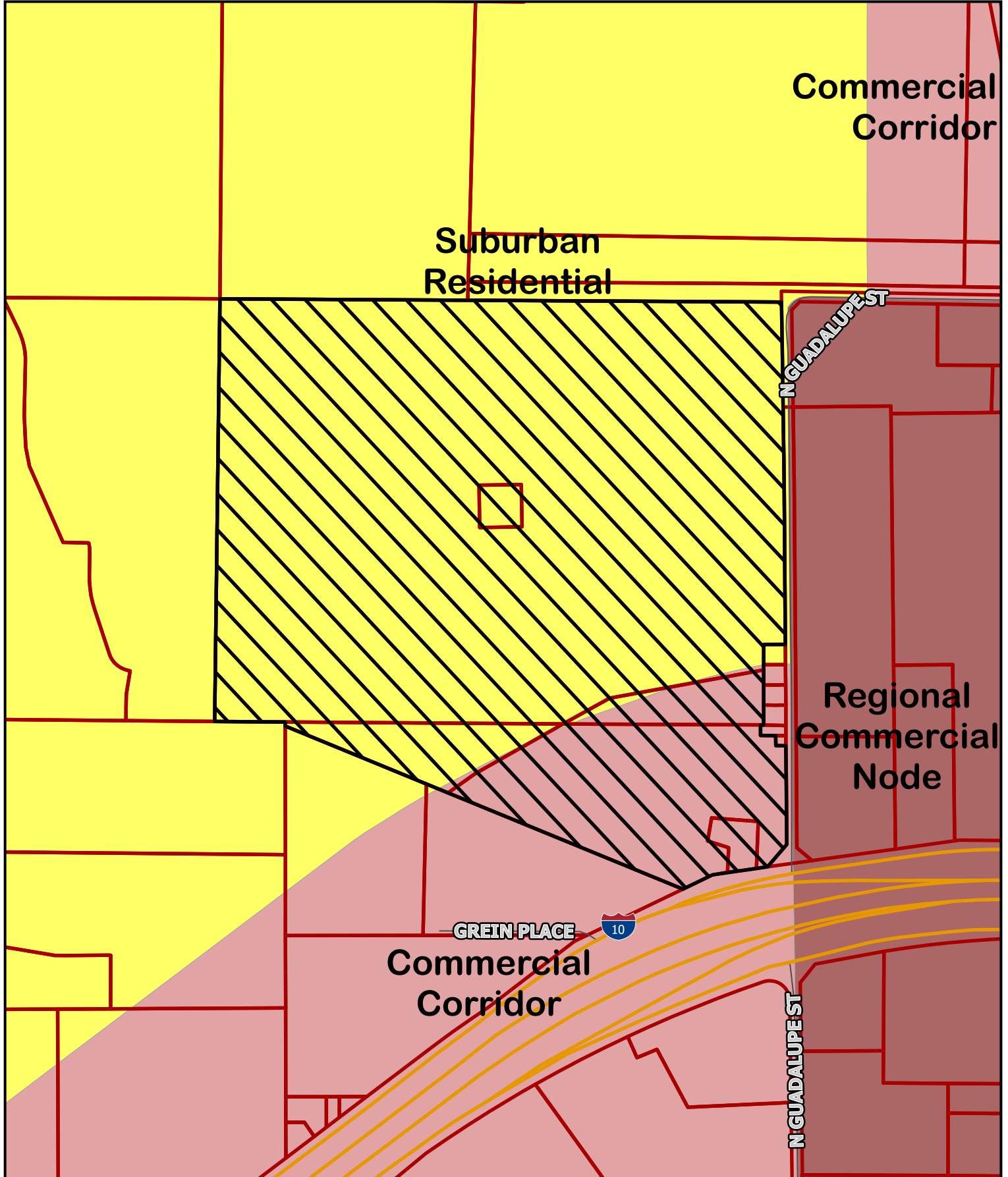
Agricultural - Ranch	Light Industrial	Manufactured Home Park	Single Family Residential 1	Zero Lot Lines
Commercial	Manufactured-Residential	Neighborhood Commercial	Single Family Residential 2	Corridor Overlay Districts
Duplex 1	MultiFamily 1	None	Rural Residential	Downtown Historical District
Duplex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

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Site Location
 Parcel

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Printed: 1/6/2025



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Site Location



Parcel

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