



PLANNING & CODES

ZC 16-25 Staff Report
3880 IH-10 W.
Zoning Change from C to LI

Applicant:

Sridhar Akavaram
1051 Kenney Fort Xing,
Unit 84
Round Rock, TX 78665

Property Owner:

Sriaman Properties IV LLC
3810 Brushy Creek Rd,
Unit 52
Cedar Park, TX 78613

Property Address/Location:

3880 IH 10 W. Seguin, TX
78155

Legal Description:

ABS: 28 SUR: WILLIAM
LEACH 4.5810 AC.

Lot Size/Project Area:

4.58 acres

Future Land Use Plan:

Gateway Corridor

Notifications:

Mailed: June 22, 2025
Newspaper:

Comments Received:

None

Staff Review:

Melissa Zwicke
Planner

Attachments:

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

REQUEST:

A Zoning Change request from Commercial (C) to Light Industrial (LI).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	C	Undeveloped Land
N of Property	Single Family Residential 2 (R-2)	Residential
S of Property	Unincorporated County Property	RV Sales
E of Property	Commercial (C)	Undeveloped Land
W of Property	Commercial (C)	Residential

SUMMARY OF STAFF ANALYSIS:

The applicant is requesting a zoning change from Commercial (C) to Light Industrial (LI). Currently, the applicant is unable to construct on the land due to a lack of water availability for fire flow. Once water is available, they propose to construct three warehouse units, each approximately 11,990 square feet in size. Until then, the applicant is unsure of a use for the property.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – Appropriate if high quality and integrated within larger, regional commercial developments.

Compatible with existing and permitted uses of surrounding property – Light industrial is not compatible with existing and permitted uses in the area. There is similar zoning in the area. However, all four properties zoned light industrial at annexation in 2013 were existing. At least three of those properties are now commercial use. This property is bordered by commercial zoned property to the west and east and backs up to a single-family residential neighborhood, Ridgeview Estates Unit 3, to the north.

Adverse impact on surrounding properties or natural environment – None specifically identified.

Proposed zoning follows a logical and orderly pattern – No, the area is commercial in use.

Other factors that impact public health, safety or welfare – Increase in truck traffic, along with access, will need to be addressed on the site plan review to ensure the proposed development meets the development standards of the city.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

This site totals 4.581 acres. There appears to be a manufactured home on the property that is not in use. The proposed site plan shows removal of this structure.

CODE REQUIREMENTS:

The applicant's proposed use of a warehouse with outdoor storage requires the approval of a Specific Use Permit within a Light Industrial (LI) zoning designation. This use is also allowed with the approval of a Specific Use Permit in Commercial zoning as well. The Planning and Zoning Commission shall review and then approve, deny, or conditionally approve those uses for which Specific Use Permits are required.

This property would also be required to abide by the Light Industrial (LI) standards seen in Section 3.6.3. Standards - Non-residential Districts and Section 3.3- Overlay Districts of the City's Unified Development Code (UDC).

Light Industrial (LI) Setback Requirements.

- Front Yard Setback - 25'
- Rear Yard Setback - 5' with an additional 2' for each story above 24' with max of 25'
- Side Setback (internal lot) – 5'
- Side Setback (corner lot) - 15'
- Impervious Cover Max - 80% of lot area
- Maximum Height of Structures – N/A

Any proposed development would require review by City staff to ensure the development meets all requirements seen in the UDC and Technical Manual regarding traffic, drainage, setback, landscaping, parking, and potential access points.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

Light industrial is not compatible with existing and permitted uses in the area. To the west of the property are commercial zoned tracts that consist of residential uses, an RV park, and RV sales and repair facilities. All these properties were zoned commercial at annexation in 2013. To the west you have additional commercial zoned properties that are residential in use and one light industrial zoned property. This property was zoned light industrial by request at annexation in 2013. To the north is a single-family residential subdivision.

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

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

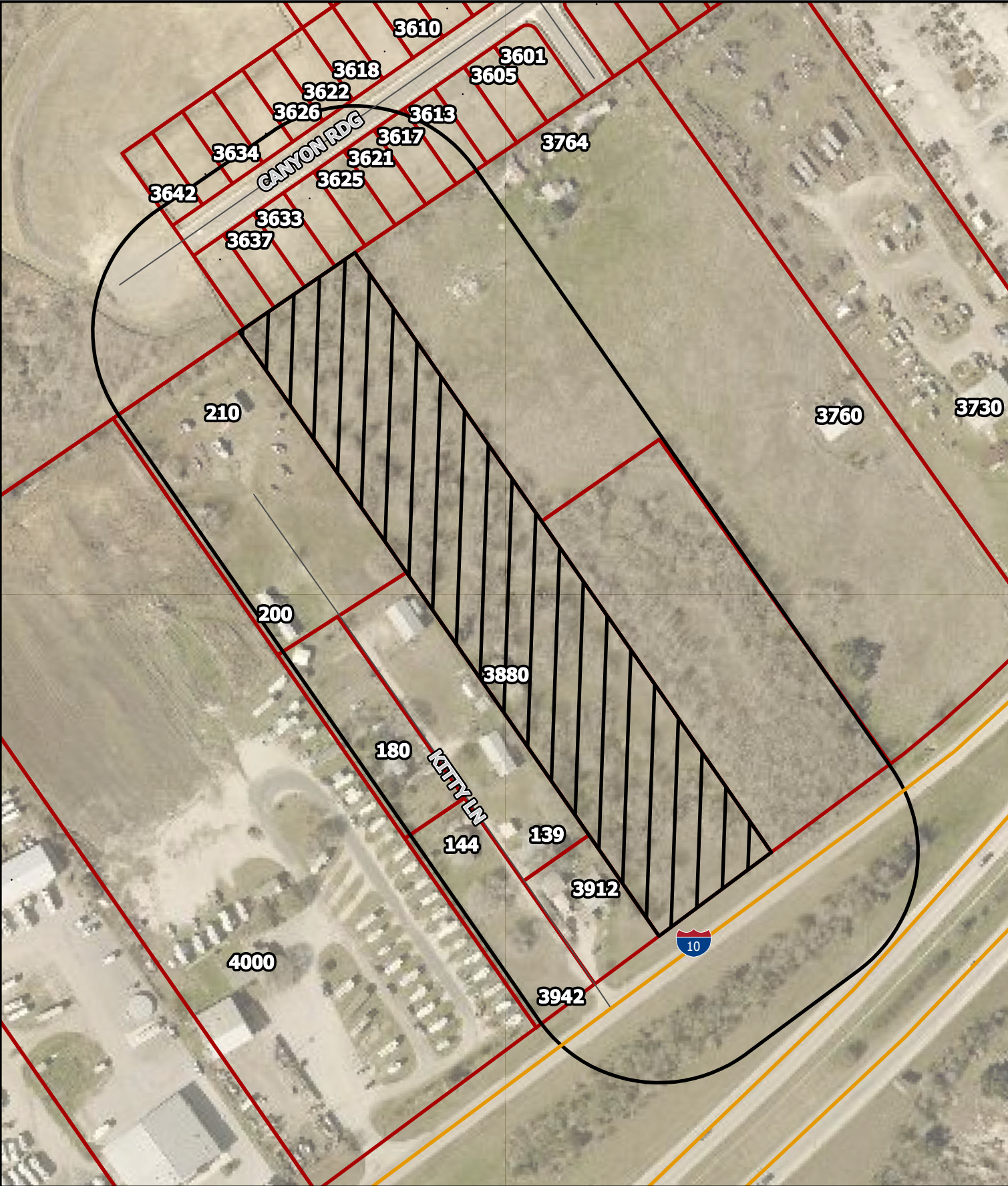
COMPREHENSIVE PLAN (The Future Land Use Plan):

This property falls in the Gateway Corridor of the city's Future Land Use Plan. Promoting Seguin's image is the primary goal within the Gateway Corridor. The intent of this district is to promote high-quality commercial development and beautification along the regional entrances to Seguin. Emphasis should be on the beautification of corridors through landscaping, building aesthetics, and branding elements until large-scale infrastructure is placed regionally to support future development. The Gateway Corridor district is marginally supportive of light industrial zoning.

Finding it appropriate only if it is high quality and integrated within larger, regional commercial developments.

TRAFFIC (STREET FRONTAGE & ACCESS):

This property has street frontage along the IH 10 frontage road. Any proposed access points would need TxDOT approval.

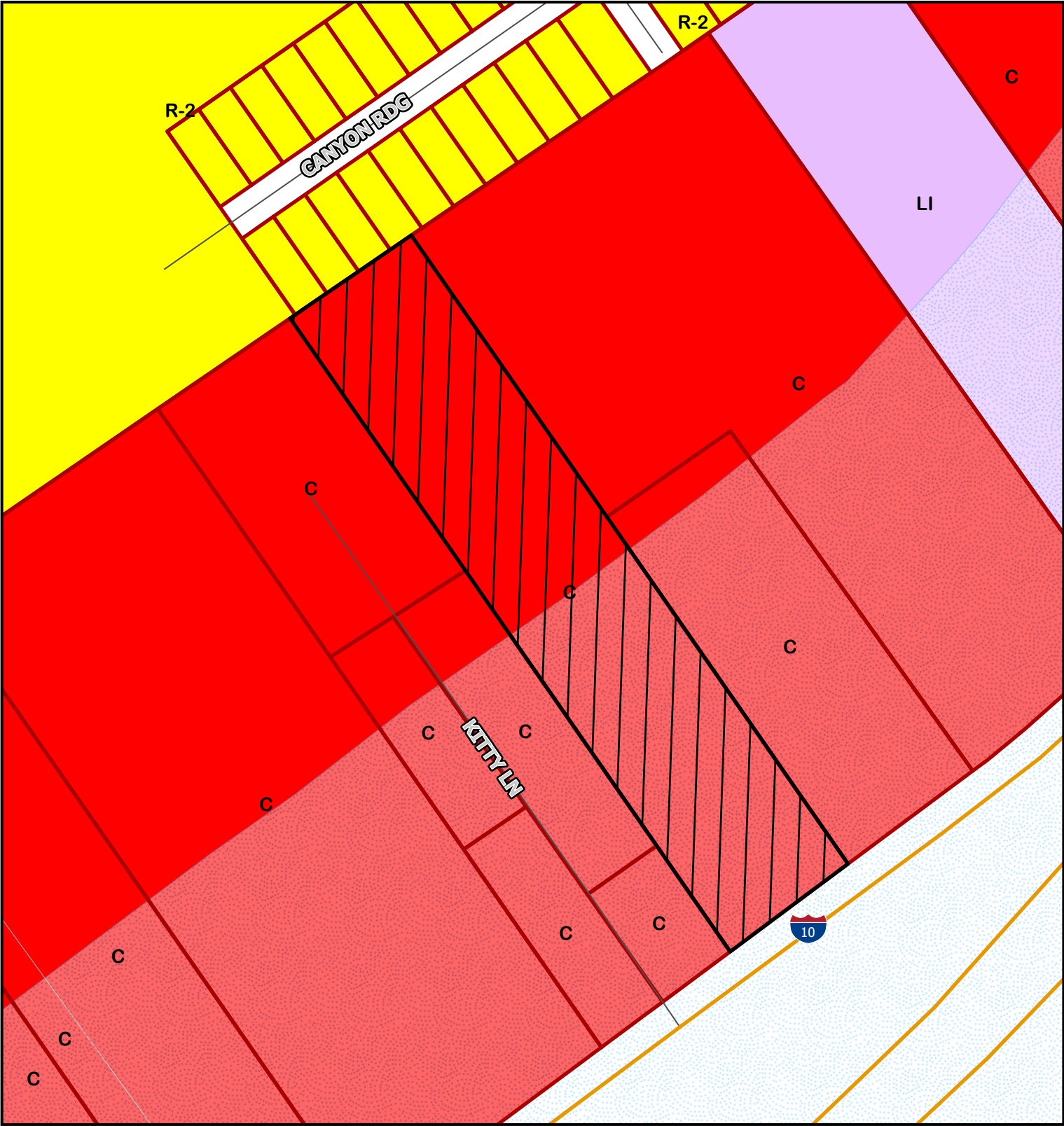


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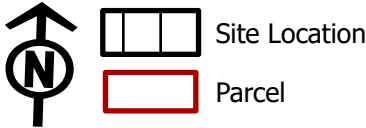
Site Location

1 inch = 175 feet
Printed: 6/10/2025

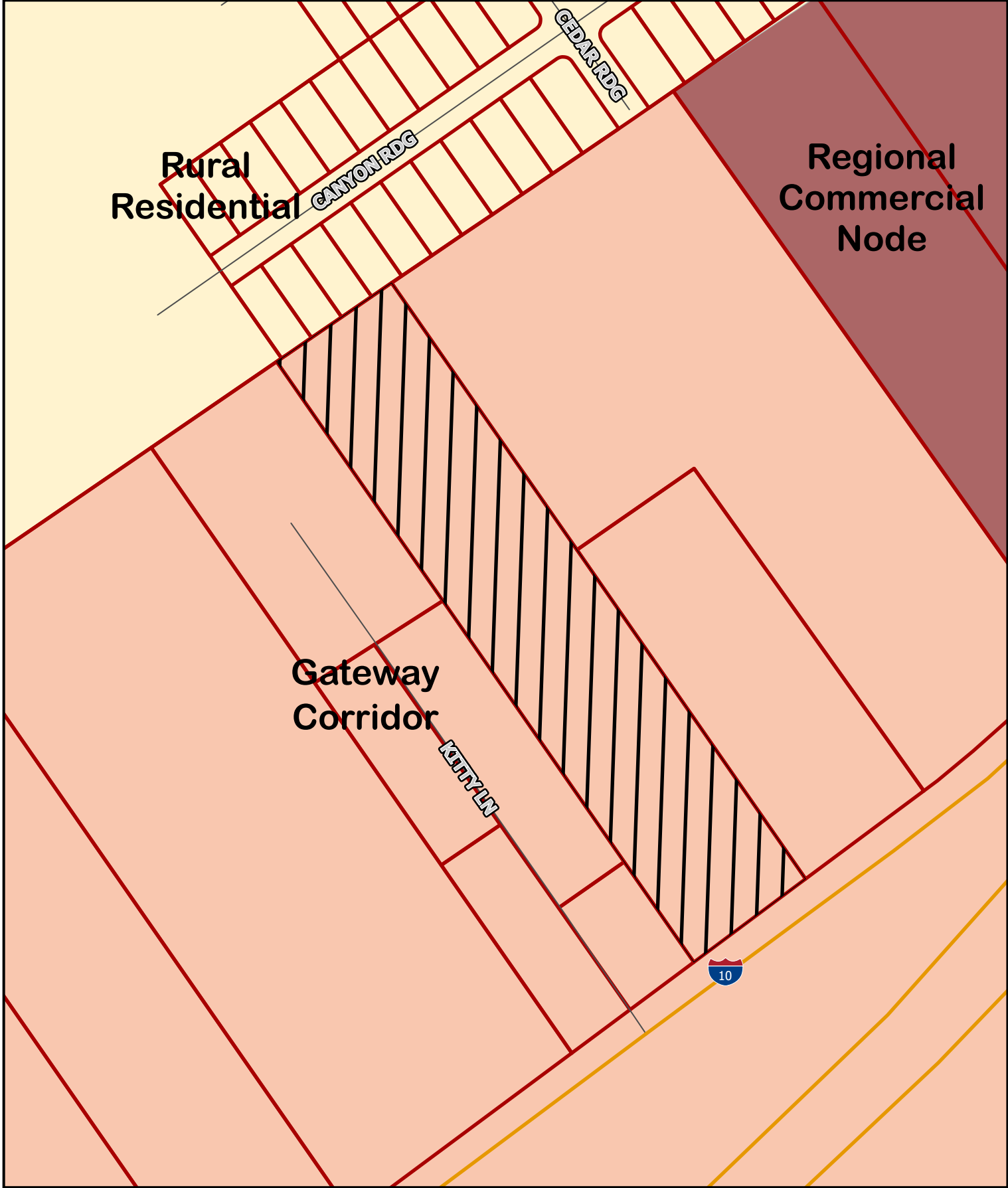


Agricultural - Ranch	Light Industrial	Manufactured Home Park	Single Family Residential 1	Zero Lot Lines
Commercial	Manufactured-Residential	Neighborhood Commercial	Single Family Residential 2	Corridor Overlay Districts
Duplex 1	MultiFamily 1	None	Rural Residential	Downtown Historical District
Duplex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

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Site Location



Parcel

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