



PLANNING & CODES

Planning and Zoning Commission Report ZC 02-26

A request for zoning designation ZC 02-26 for the property near the northeast corner of SH 46 and Rudeloff Rd to Commercial (C) was considered at the January 13, 2026, Planning & Zoning Commission meeting. The subject properties, identified by property identification number 121704, is located within the City of Seguin's city limits.

Kyle Warren, Planner, presented the staff report. He explained that the subject property consists of approximately 0.18 acres and is currently zoned Agricultural Ranch (AR). The requested Commercial (C) zoning designation is wanted by the applicant for a proposed gas station. The property would then be platted into the existing commercial lot to the west.

Mr. Warren further explained that the property falls into the Future Land Use Plan category: Local Commercial, which is only somewhat supportive of Commercial zoning, in that any considered use should be appropriate with the scale of nearby residences and neighborhood commercial uses.

Mr. Warren then stated that the surrounding zoning types were Commercial to the west along SH 46 with a nearby Valero gas station, and south across Rudeloff Rd., Single-Family residential to the north in the form of Mill Creek Crossing subdivision, and Agricultural Ranch to the east, in the remaining 15.8 acres of the vacant tract the request was coming from.

Mr. Warren went on to note that access will be from State Hwy 46 and Rudeloff Rd.

Commission Chair Felty inquired about the paved ingress to the south, asking why the eastern portion of the entrance, zoned Agriculture Ranch as well, was not included in the zone change.

Mr. Warren noted that flatwork, in the form of a paved entry, does not constitute a zone change, and could be done in Agriculture Ranch zoning.

Commission Chair Felty then asked why the portion being zoned to commercial wasn't only considered flatwork for the proposed parking of the gas station.

Mr. Warren then explained that platting a portion of Agriculture ranch of .18 acres would be illegal, as the minimum for lot size in Agricultural Ranch zoning is 10 acres.

Commissioner Jones, III then asked if the portion abutting the zoning change zoned Single-Family Residential would need screening from future commercial development.

Mr. Warren noted (with the aid of Planning Manager Armando Guerrero) that there would only be screening required if a residence was located on the residential property.

The regular meeting recessed, and a public hearing was held. Kiew Kam, the applicant for the request, addressed the commission. He stated that the proposed zoning request, if approved, would lead to the construction of a Seven Eleven gas station. He told the commission he had renderings to show if needed and could answer any questions about the project.

The commission did not ask any further questions of Mr. Kam.

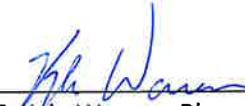
The regular meeting was reconvened for action. After consideration of the staff report and all information given regarding the requested zoning designation (ZC 02-26), Commissioner Jones, III made a motion to recommend approval of the requested Commercial (C) zoning designation for the subject property. Commissioner Schievelbein 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 COMMERCIAL (C)

MOTION PASSED

9-0-0


Francis Serna, Planning Assistant


ATTEST: Kyle Warren, Planner

Applicant:
Kiew Kam
1782 W McDermott Dr
Allen, TX 75013

Property Owner:
Gregg Claire & Gregg
Margaret
30906 Acacia Pass
Bulverde, TX 78163

Property Address/Location:
SH 46 and Rudeloff Rd
PID # 121704

Legal Description:
ABS: 20 SUR: A M
ESNAURIZAR 15.996 AC.

Lot Size/Project Area:
0.18 AC. Out of 15.996 acre
tract

Future Land Use Plan:
Local Commercial

Notifications:
Mailed: 12/31/2025
Newspaper:

Comments Received:
None at publication

Staff Review:
Kyle Warren
Planner

Attachments:

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

REQUEST:

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

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	A-R	Undeveloped land
N of Property	R-1	Drainage (used by Mill Creek Crossing)
S of Property	C	Undeveloped land
E of Property	AR	Undeveloped land
W of Property	C	Undeveloped land

SUMMARY OF STAFF ANALYSIS:

The property is proposed to be developed into a new gas station. The western edge of the property in question is approximately 0.18 acres and currently zoned Agricultural Ranch. Most of the proposed development is on the adjacent western property (PID 121709) and is already zoned Commercial.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – Somewhat consistent. The use of Commercial zoning (called regional commercial by the FLUP) is appropriate if compatible with the scale of nearby residences and neighborhood commercial uses.

Compatible with existing and permitted uses of surrounding property – There is adjacent commercial zoning, nearby commercial land use in the gas station located at 2998 SH 46 N (Valero).

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

Proposed zoning follows a logical and orderly pattern – If combined with the existing commercial zoning along the SH 46 frontage, there is a logical pattern for development along a major transportation corridor.

Other factors that impact public health, safety, or welfare – An increase in traffic near the intersection of SH 46 and Rudeloff Rd.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The 0.18-acre section is part of the larger 15.996-acre property along the 1500-1600 BLK of Rudeloff Rd. The portion proposed for rezoning to Commercial is adjacent to the existing commercial zoning on the property to the west. If the zone change is approved the property will be platted into the existing commercial parcel to the west.

CODE REQUIREMENTS:

In order to develop the tract for commercial use, the property must be zoned Commercial. The current zoning of Ag-Ranch restricts retail and services development.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

Commercial zoning exists to the immediate west of the property and to the south across Rudeloff Rd. Nearby across the intersection of SH 46 and Rudeloff Rd. there is an existing gas station use, similar to the proposed development.

HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.) None identified.

COMPREHENSIVE PLAN (The Future Land Use Plan):

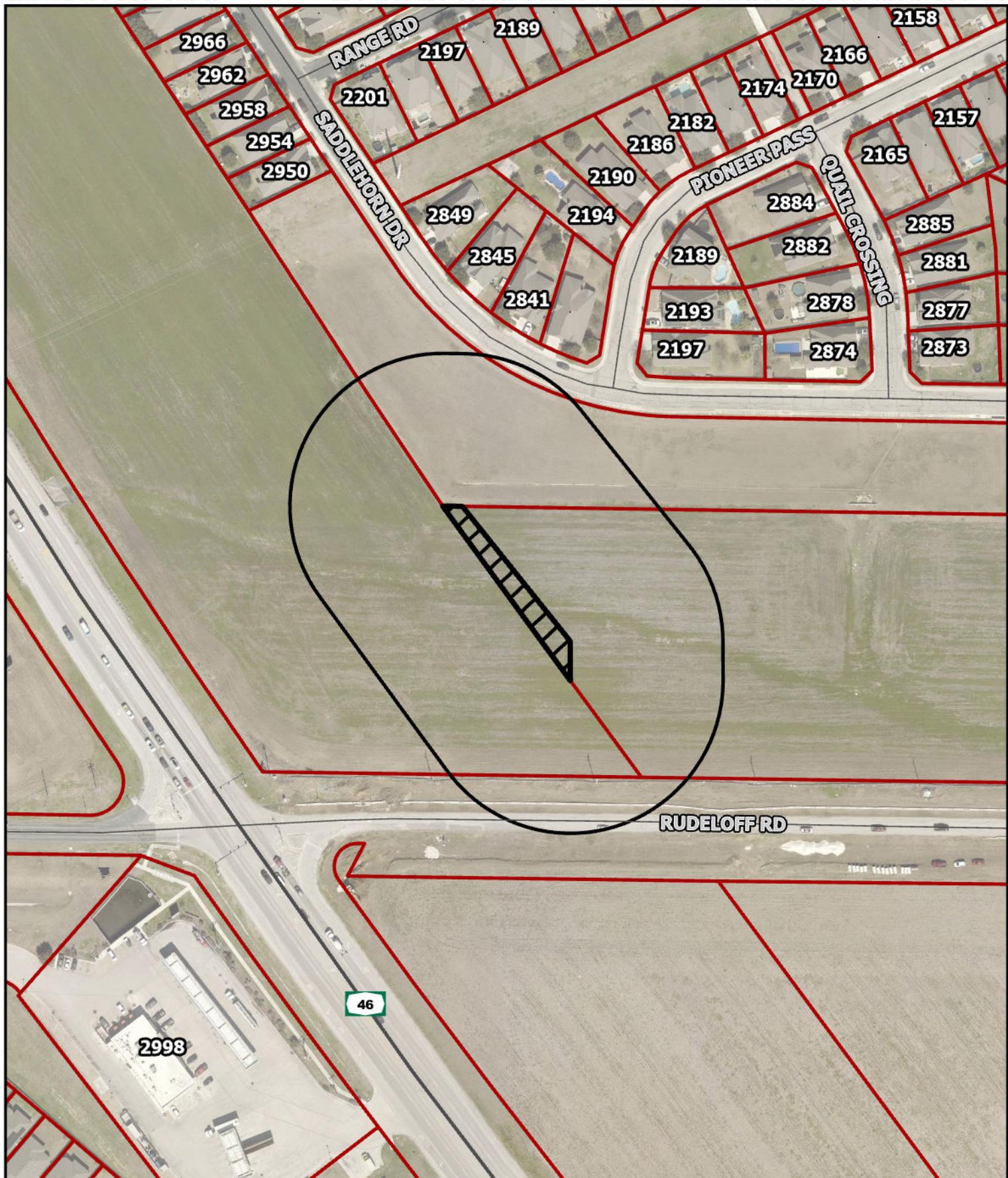
This 0.18 section falls in the Local Commercial FLUP which states: "The Local Commercial District is intended for various neighborhood-scale commercial businesses that support nearby residential communities. Commercial uses should be appropriate in scale and centered on local thoroughfare intersections to offer day-today services for surrounding residents, such as restaurants, retail, and personal services."

TRAFFIC (STREET FRONTEAGE & ACCESS):

The development's proposed access will be from Rudeloff Rd. where the property has a street frontage.

OTHER CONSIDERATIONS:

As always, development of vacant land will be required to follow all development standards, to include, but not limited to platting, drainage, landscaping, public improvements (utility extension), etc. Additionally, screening will be required at time of development along the adjacent Single-Family zoned properties.

LOCATION MAP**ZC 02-26 near NE corner of Rudeloff Rd and SH 46**

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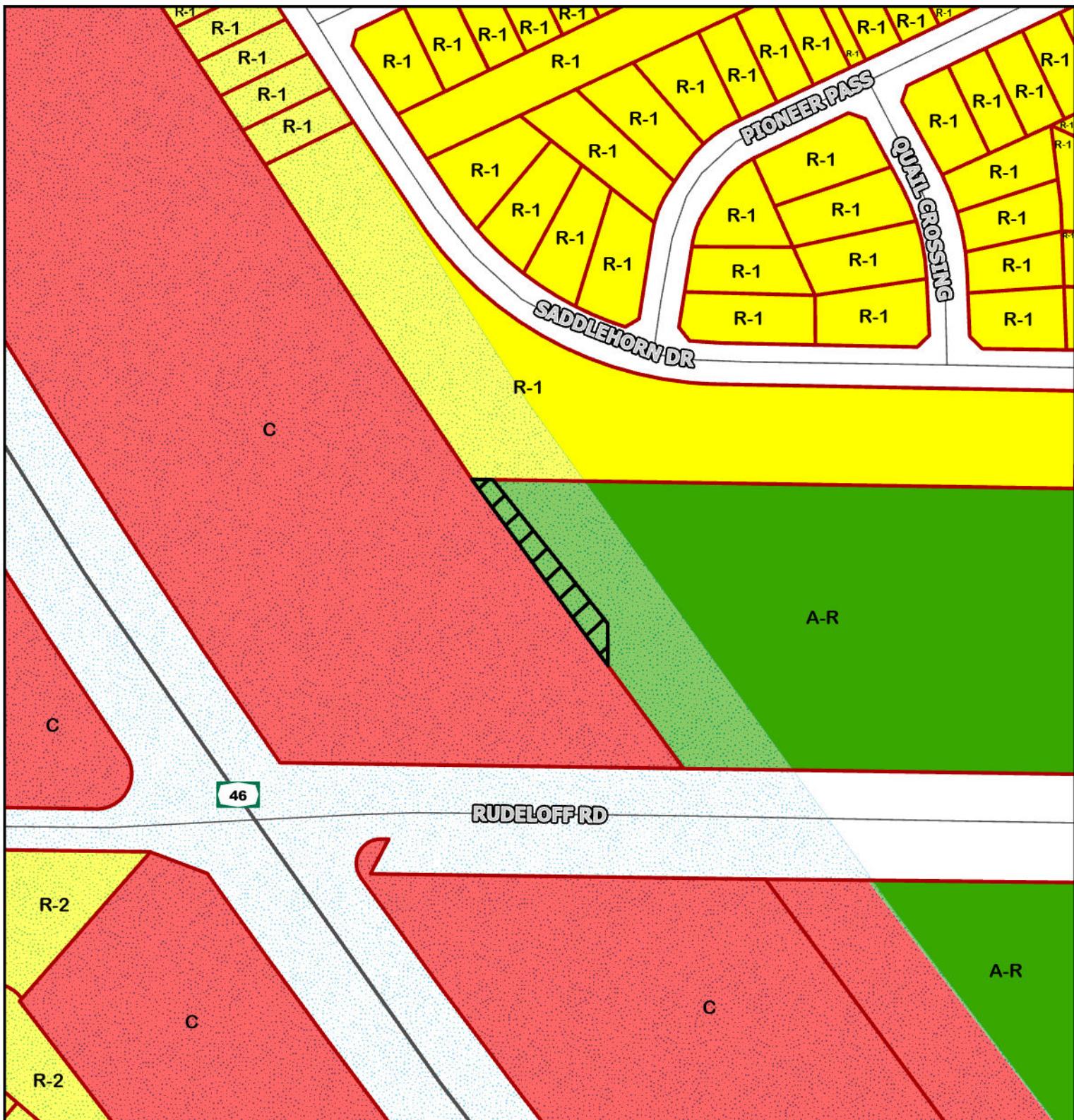
- 200' Buffer
- Parcel
- Site Location

1 inch = 167 feet

Printed: 12/11/2025

ZONING MAP

ZC 02-26 near NE corner of SH 46 & Rudeloff 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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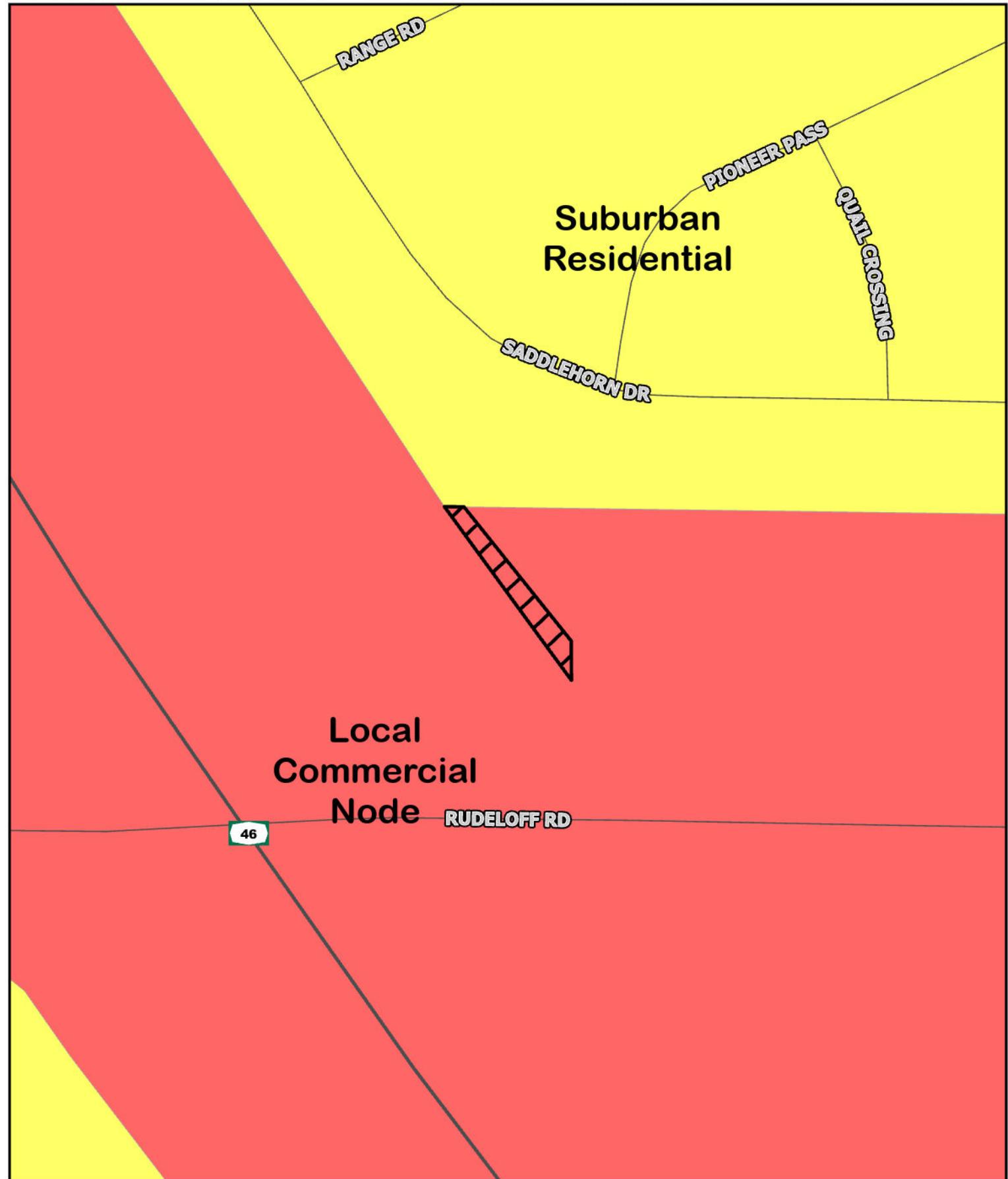


Parcel

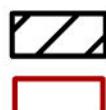
1 inch = 167 feet

Printed: 1/2/2026

FUTURE LAND USE MAP ZC 02-26 near NE corner of SH 46 & Rudeloff Rd



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Site Location



Parcel

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