



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Public Meeting Agenda Planning & Zoning Commission

Tuesday, January 13, 2026

5:30 PM

Council Chambers

1. Call To Order

2. Roll Call

3. Action Items

- a. 26-002** Election of Planning & Zoning Commission Chair.
- b. 26-003** Election of Planning & Zoning Commission Vice-Chair.

4. Public Hearings and Action Items

- a. ZC 01-26** Public hearing and possible action on a request for a zoning change from Single-Family Residential (R-1) to Neighborhood Commercial (NC) for the property located at the 15700 Blk of FM 725, Property IDs: 58174 & 58287, (ZC 01-26).

Attachments: [ZC 01-26 Staff Report & Maps](#)
[ZC 01-26 Proposed Zoning Location](#)

- b. ZC 02-26** Public hearing and possible action on a request for a zoning change from Agriculture-Ranch (AR) to Commercial (C) for the property located near the northeast corner of SH 46 and Rudeloff Rd., Property ID: 121704, (ZC 02-26)

Attachments: [ZC 02-26 Staff Report and Maps](#)

- c. ZC 03-26** Public hearing and possible action on a request for a zoning change from Single-Family Residential (R-2) and Commercial (C) to Multifamily High Density (MF-3) for the property located near the southeast corner of SH 46 and Jefferson Ave., Property ID: 52779, (ZC 03-26)

Attachments: [ZC 03-26 Staff Report and Maps](#)

5. Presentation

25-739 Presentation of 2025 Planning and Zoning Commission Cases.

Attachments: [PZ Memo for 2025 Yearly Report with Chart](#)

6. Adjourn

I certify that the above notice of meeting was posted in the Display Case in front of the Municipal Building, 210 E. Gonzales Street of the City of Seguin, Texas on the 7th day of January 2026 at 10:00 a.m. Said place is readily accessible to the General Public.

Francis Serna
Recording Secretary

The City of Seguin is committed to compliance with the Americans with Disabilities Act (ADA). Reasonable accommodations and equal access to communications will be provided to those who provide notice to the City Secretary at (830) 401-2468 at least 48 hours in advance. This meeting site is accessible to disabled persons.

Applicant:

Lonnie D. Eaves, P.E.
Vifil & Associates
P.O. Box 163314
Austin, TX 78716

Property Owner:

MDG-RIO V Limited
340 E. FM 150 Bldg. 3, St.300
Kyle, TX 78640

Property Address/Location:

15700 Block of FM 725
Seguin, TX 78155

Legal Description:

ABS: 29 SUR: A MANSOLA 118.069 AC.
AKA RIO VERDE SUB

ABS: 29 SUR: A MANSOLA 44.354 AC.
AKA RIO VERDE SUB

Property ID: 58174 & 58287

Lot Size/Project Area:

16 acres

Future Land Use Plan:

Suburban Residential

Notifications:

Mailed: Dec 31, 2025
Newspaper: Dec 28, 2025

Comments Received:

None at time of publication

Staff Review:

Armando Guerrero
Planning Manager

Attachments:

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

REQUEST:

A zoning change request from Single-Family Residential (R-1) to Neighborhood Commercial (NC).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	R-1	Undeveloped land
N of Property	R-1	Undeveloped land
S of Property	R-1/R-2	Single family residential use
E of Property	P	Vogel Elementary
W of Property	OCL	Outside city limits

SUMMARY OF STAFF ANALYSIS:

The applicant is requesting a zoning change from Single-Family Residential (R-1) to Neighborhood Commercial (NC). The requested 16-acre portion is located along the frontage of FM 725 and is part of two tracts of land totaling 162.423 acres located within the 15700 Blk of FM 725. The site is currently vacant and undeveloped; the applicant is requesting a zoning change to Neighborhood Commercial (NC) to allow for potential retail uses that are allowed within the Neighborhood Commercial (NC) zoning district but reserve the option to develop the area for residential use.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – Neighborhood Commercial zoning is appropriate in the Suburban Residential district if compatible with adjacent homes.

Compatible with existing and permitted uses of surrounding property – Yes, small scale commercial use can be seen to the east and west of site.

Adverse impact on surrounding properties or natural environment – Potential increase in traffic.

Proposed zoning follows a logical and orderly pattern – Neighborhood Commercial zoning allows for residential use, while also allowing various types of small scale, limited impact commercial, retail, personal services, and office use.

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

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The 16 acres requested is part of two tracts of land totaling 162.423 acres. The requested 16 acres of Neighborhood Commercial (NC) zoning will span the entire frontage of FM 725 as depicted on the applicant's proposed zoning map. These two tracts are currently zoned Single-Family Residential (R-1) and have contained that zoning designation since their time of annexation in 2018 and have remain undeveloped.

CODE REQUIREMENTS:

Uses allowed within the Neighborhood Commercial (NC) zoning per Section 3.4.3 Land Use Matrix of the city's Unified Development Code (UDC) would be permitted by right and can vary from residential to retail uses. Retail uses would entail small scale, limited impact commercial, retail, and personal service uses near their primary customers. Residential use/development would follow the typical residential development standards, uses and development will be required to meet the city's development requirements which include but are not limited to landscaping, platting, parking requirements, drainage mitigation, etc.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

Commercial (C) zoning and use can be seen to the east (Gas Station) and west (Dollar General), there is residential use and zoning to the north and south. The proposed Neighborhood Commercial (NC) zoning allows low-impact commercial use that is intended to serve the neighboring residence and residential developments within the area.

HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.) No health, safety or environmental issues have been identified for these properties.

COMPREHENSIVE PLAN (The Future Land Use Plan):

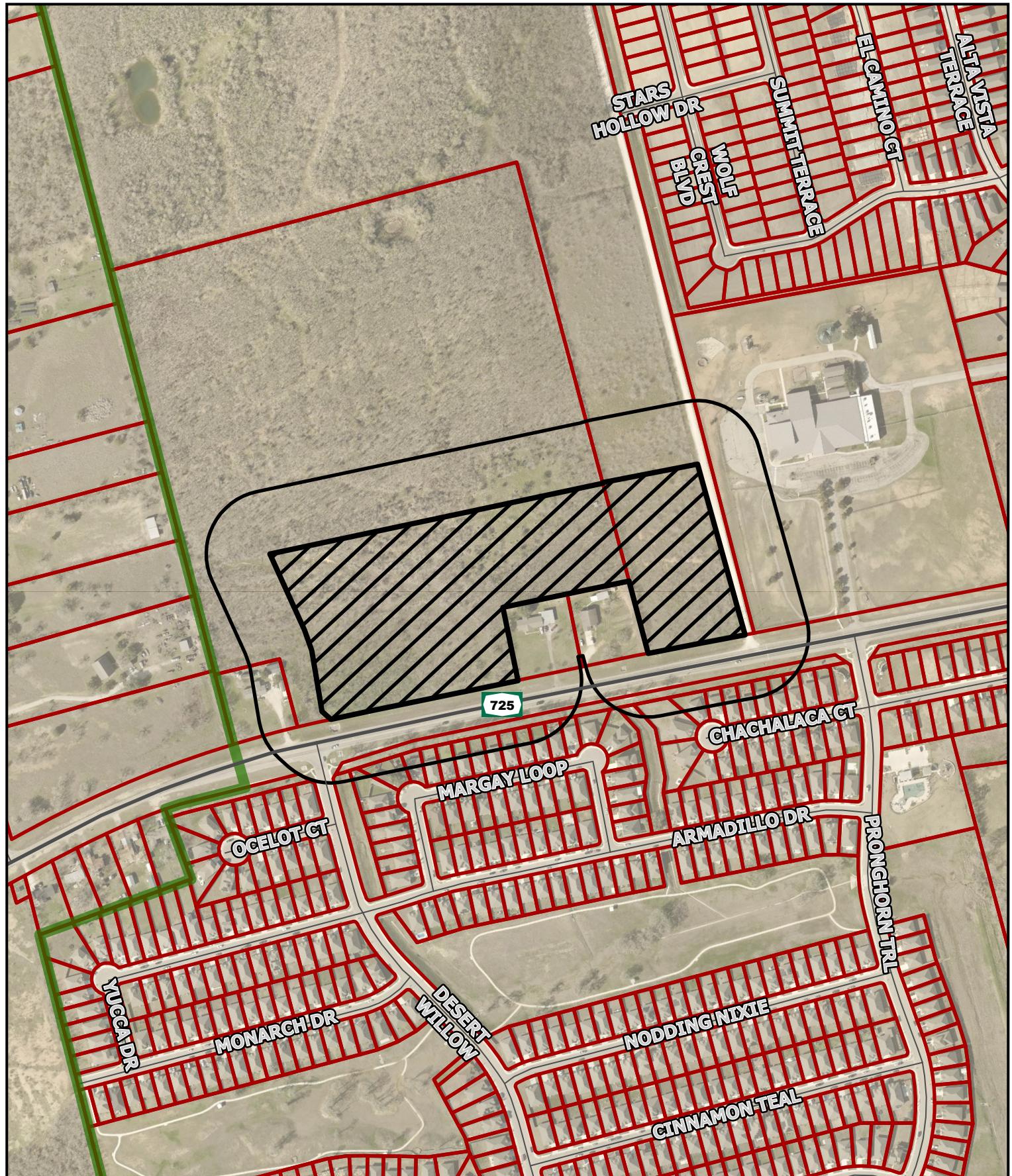
The requested 16 acres is within the Suburban Residential district of the City's Future Land Use Plan which encourages neighborhood commercial use if compatible with adjacent homes.

TRAFFIC (STREET FRONTAGE & ACCESS):

These properties contain frontage along FM 725, a TxDOT right-of-way. Access points at this location will require review and approval from TxDOT.

LOCATION MAP

ZC 01-26 15700 Blk of FM 725



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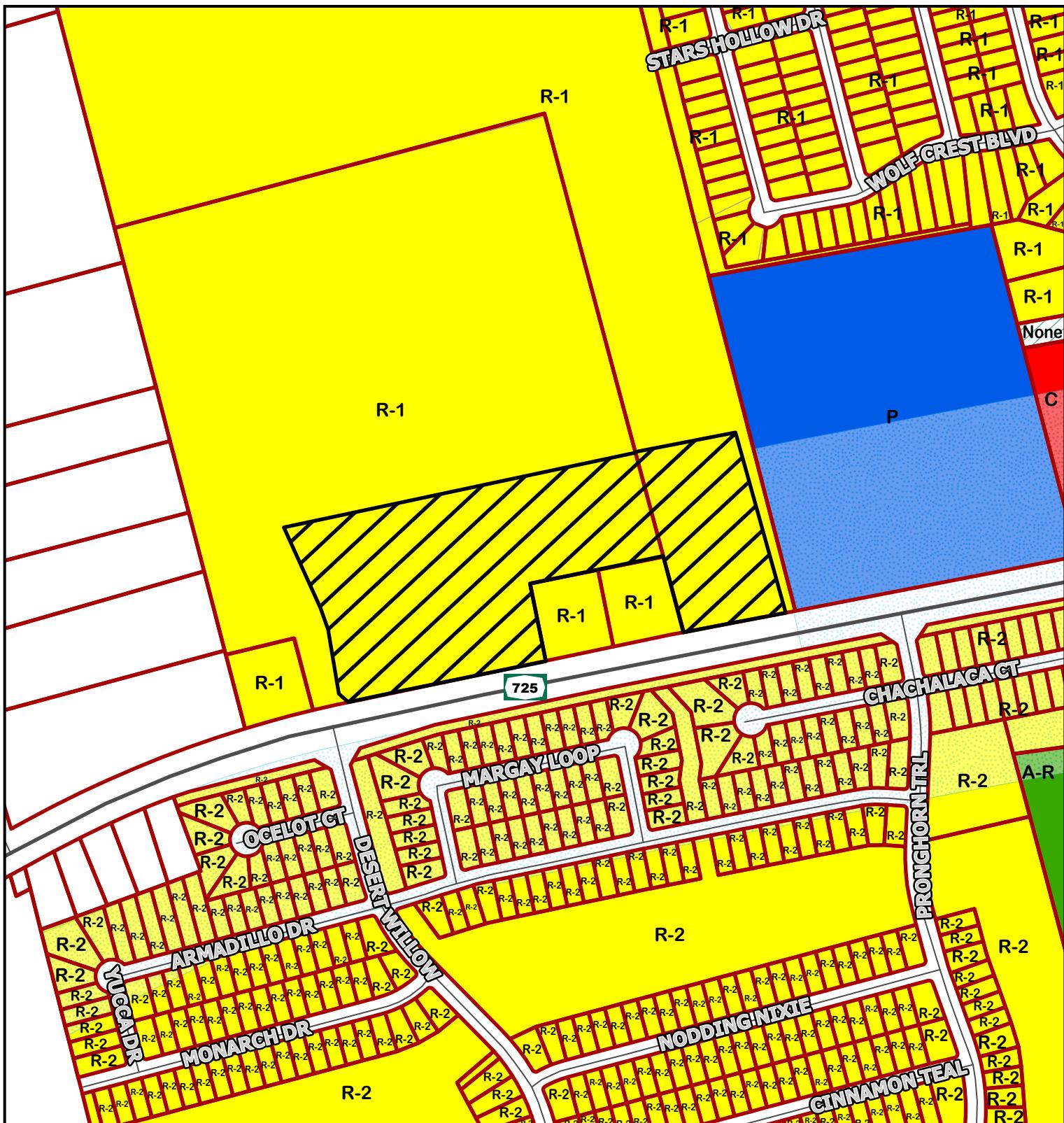
- 200' Buffer
- Parcel
- Site Location

1 inch = 400 feet

Printed: 12/31/2025

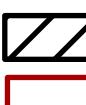
ZONING MAP

ZC 01-26 15700 Blk of FM 725



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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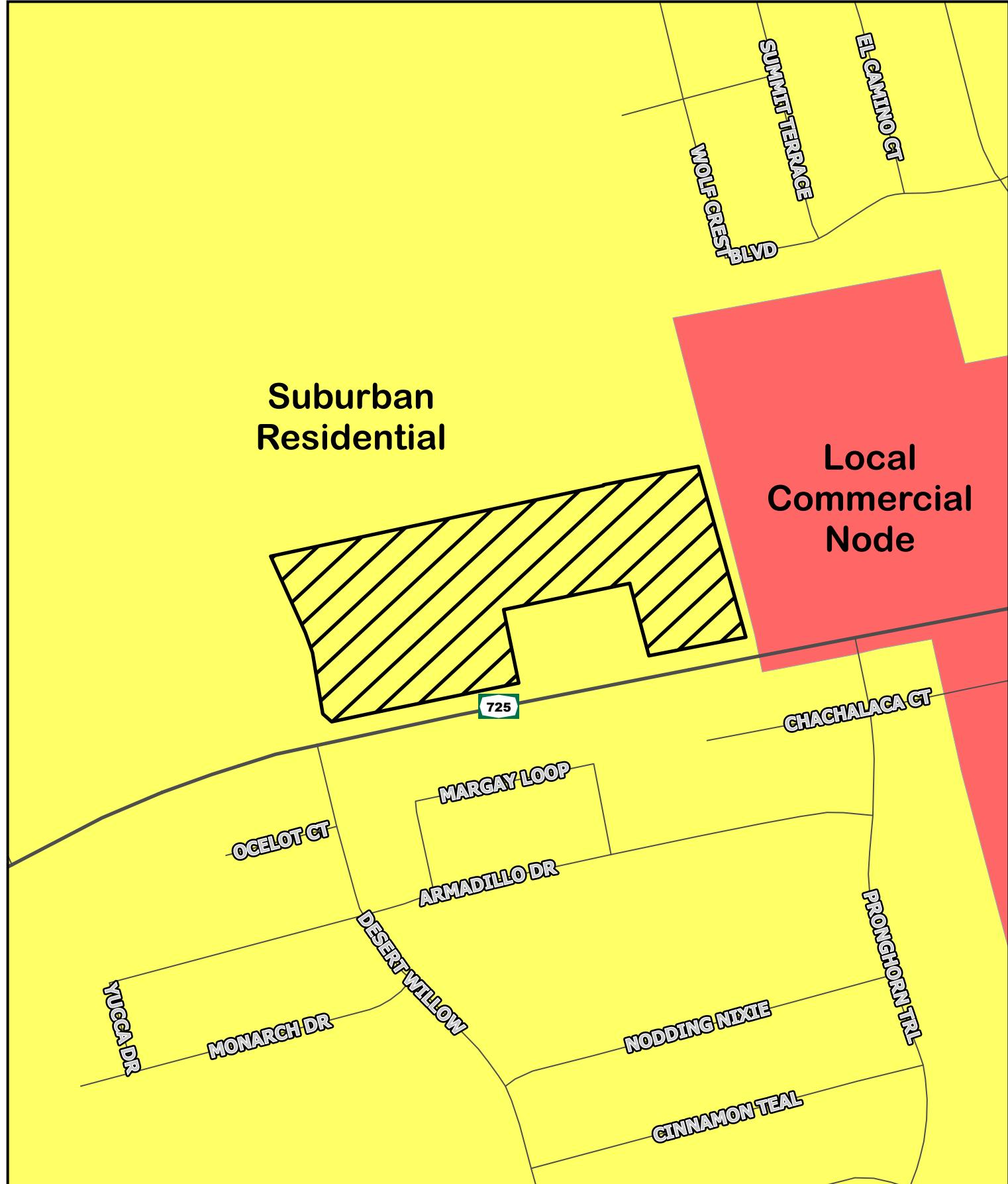
Site Location



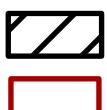
Parcel

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Printed: 12/31/2025



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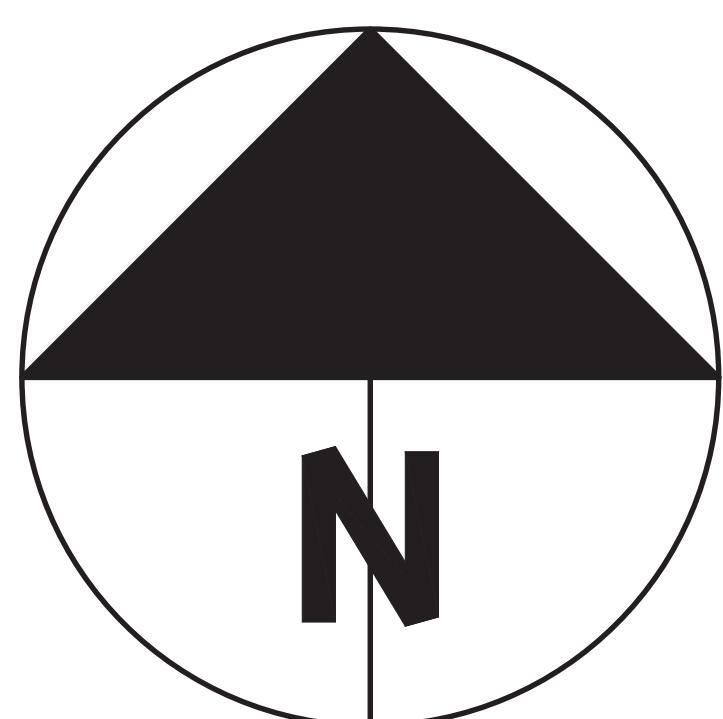
Site Location



Parcel

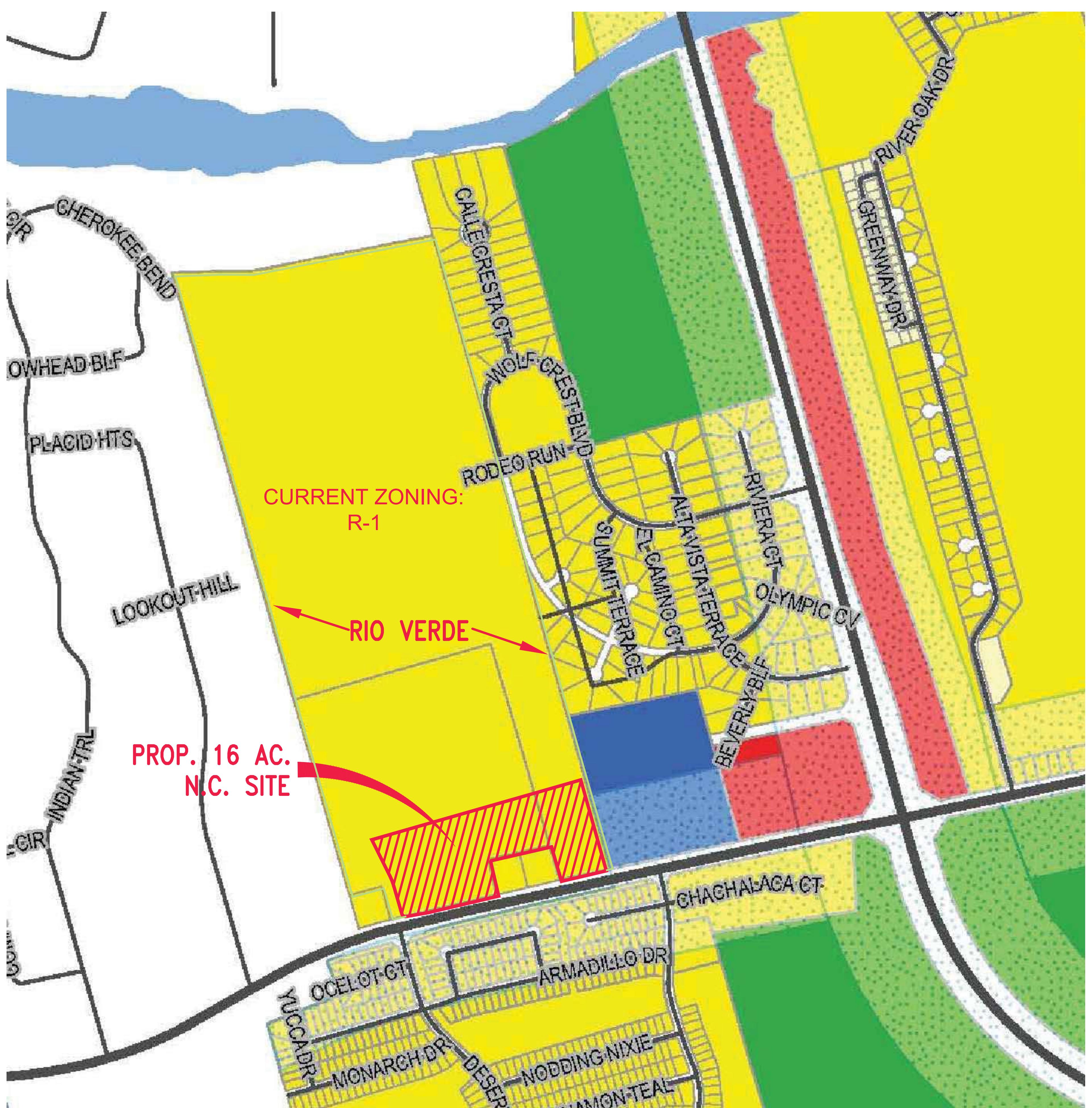
1 inch = 400 feet

Printed: 12/31/2025



1000 0 1000 2000

SCALE IN FEET



RIO VERDE SUBDIVISION

PROPOSED ZONING CHANGE LOCATION

(BACKGROUND MAP SOURCE: CITY OF SEGUIN ZONING MAP)

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):

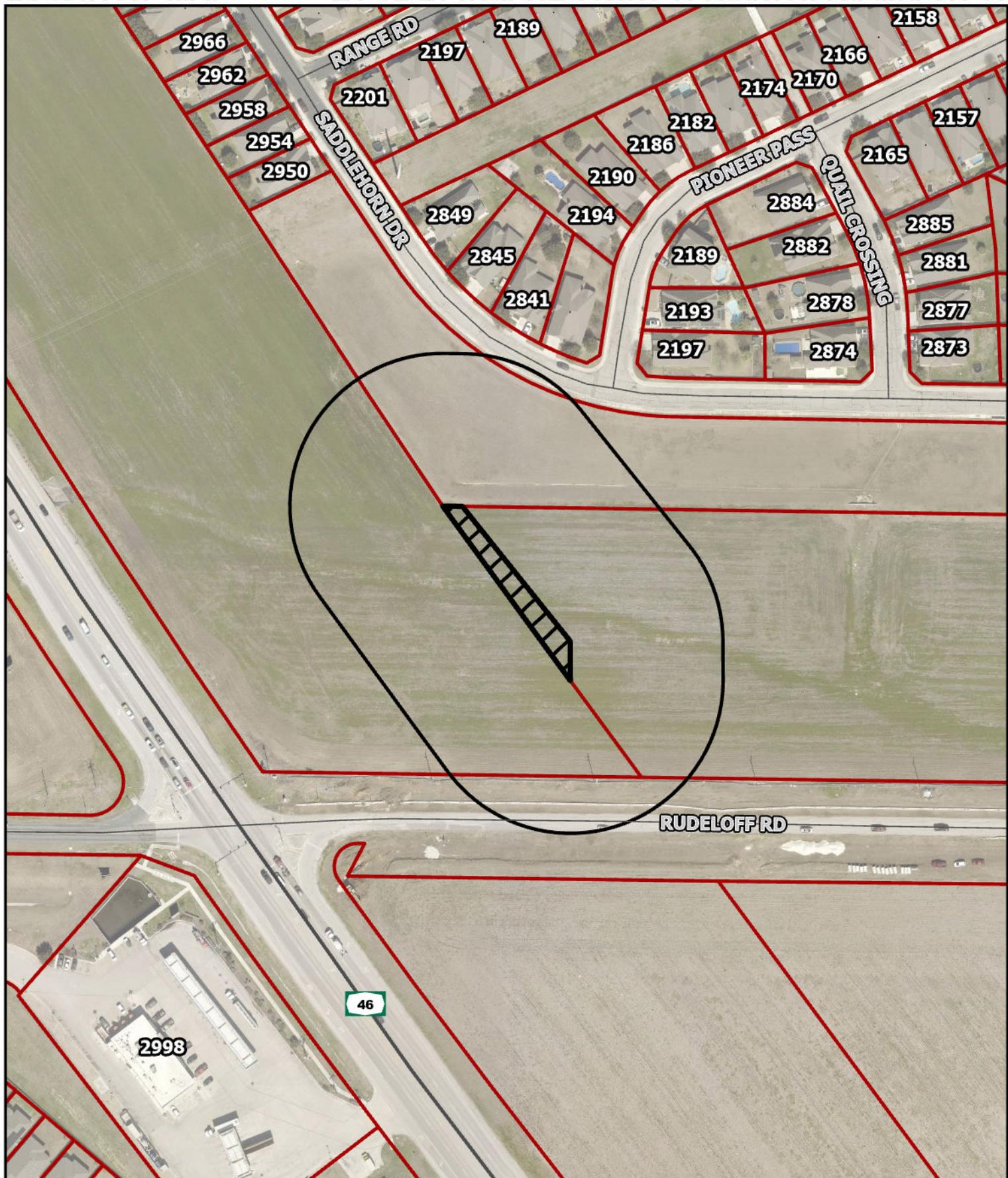
This 0.18 section falls in the Local Commercial FLUP which states: "The Local Commercial District is intended for various neighborhood-scale commercial businesses that support nearby residential communities. Commercial uses should be appropriate in scale and centered on local thoroughfare intersections 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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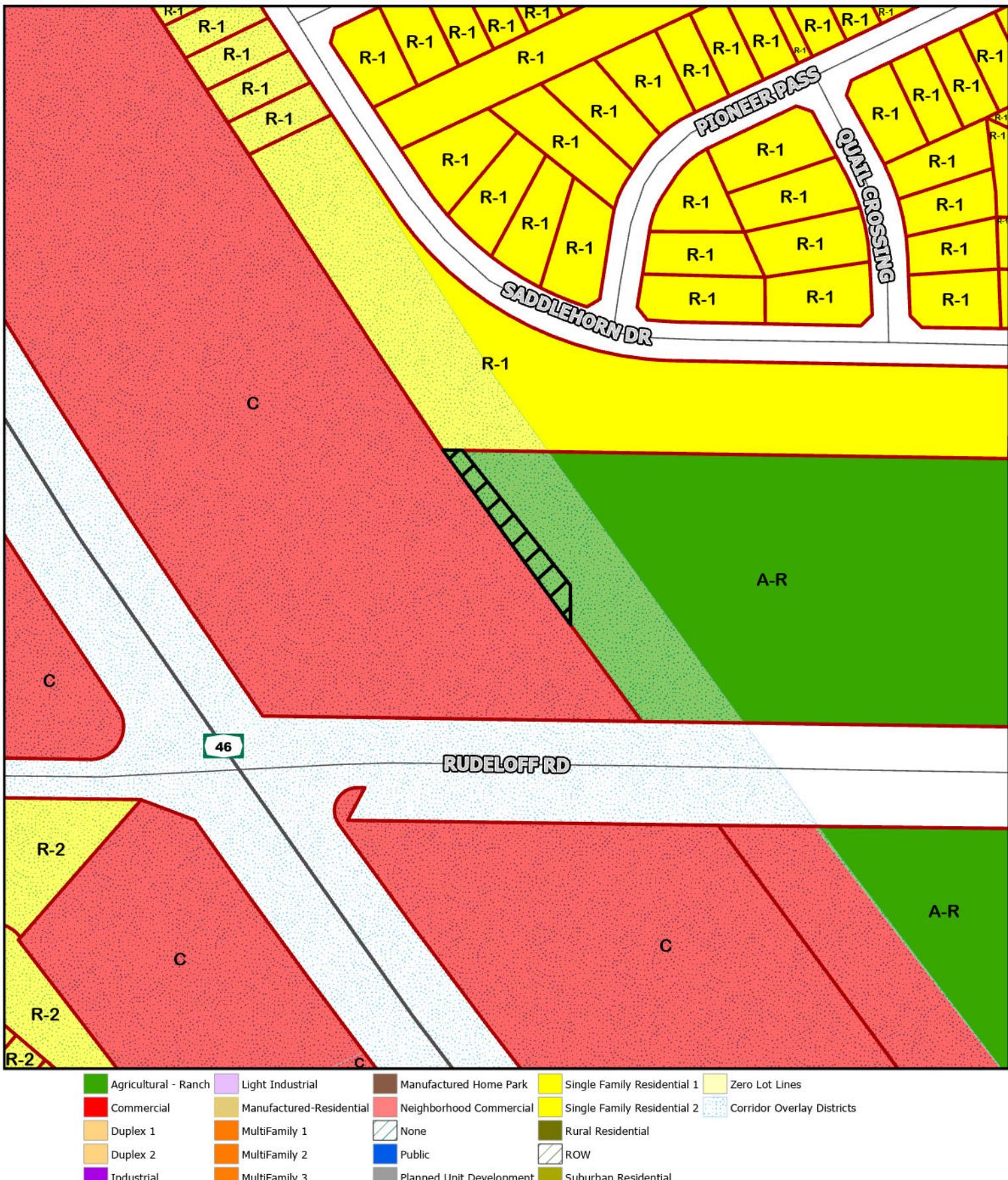
- 200' Buffer
- Parcel
- Site Location

1 inch = 167 feet

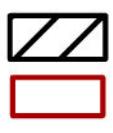
Printed: 12/11/2025

ZONING MAP

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



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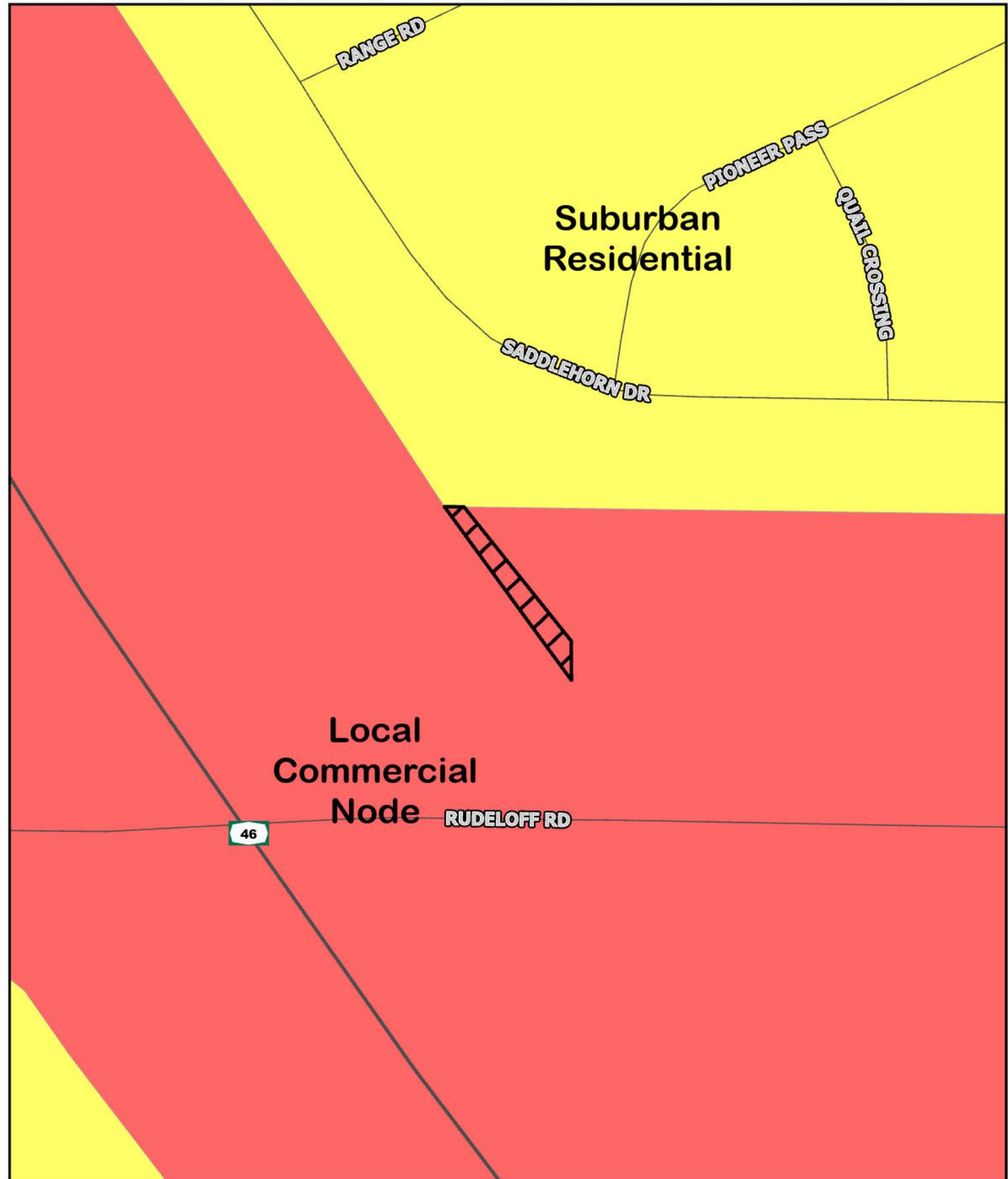


Site Location
Parcel

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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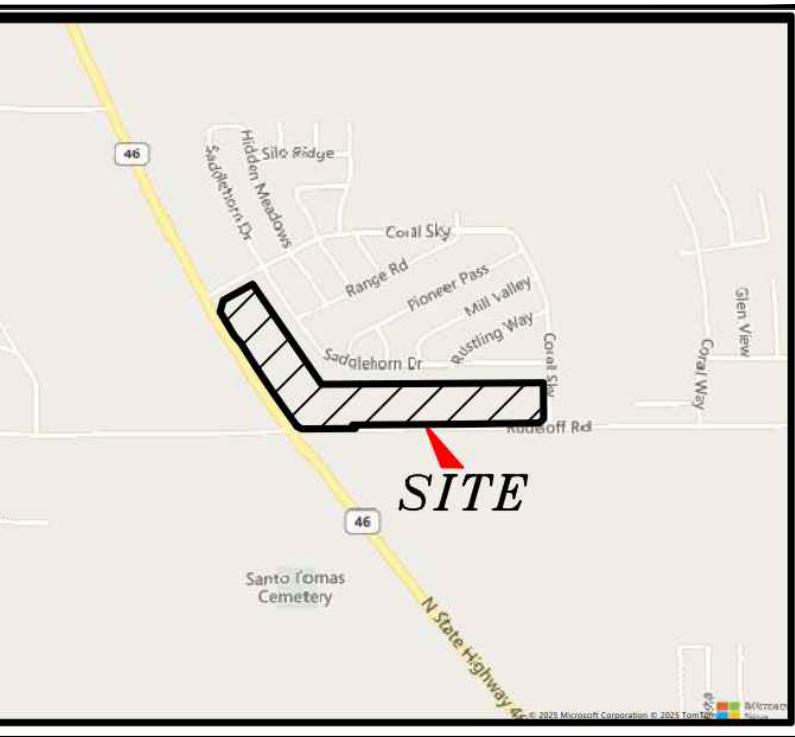
Site Location



Parcel

1 inch = 167 feet

Printed: 1/2/2026

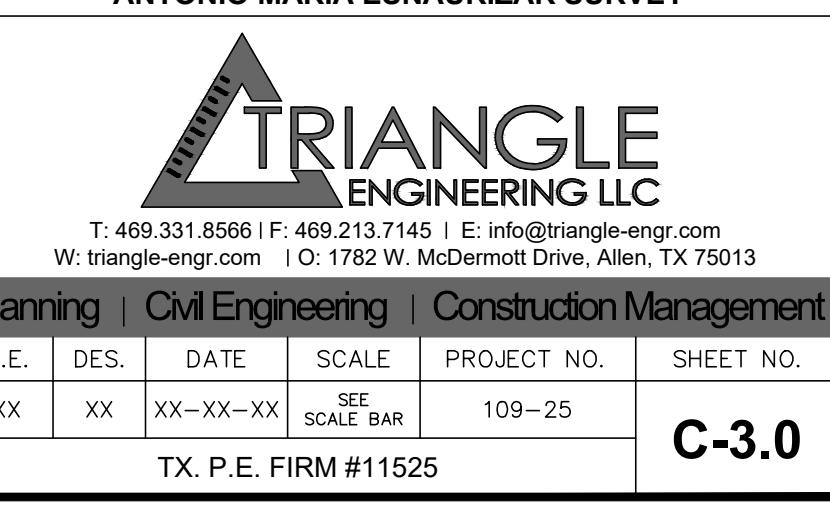


VICINITY MAP



SITE PLAN
7-11
SH46 AND RUDELOFF ROAD
CITY OF SEGUIN
TEXAS
ANTONIO MARIA ESNAURIZAR SURVEY

SITE DATA SUMMARY TABLE	
SITE ACREAGE:	±1.68 ACRES
PROPOSED USE:	7-11
EXISTING ZONING	AG
PROPOSED ZONING	COMMERCIAL
BUILDING AREA:	4,816 S.F.
REGULAR PARKING PROVIDED:	34 SPACES



Applicant:

Kelly & Griffin & Farrimond, PLLC for
Kittle Property Group Inc.
10101 Reunion Place, Suite
250
San Antonio, TX 78204

Property Owner:

Hand-Up Homes LLC
311 Probandt
San Antonio, TX 78204

Property Address/Location:

SE Corner of SH 46 &
Jefferson Ave.

Legal Description:

ABS: 11 SUR: J D CLEMENTS
30.597 ACS
Property IDs: 52779

Lot Size/Project Area:

15.005 acres out of 30.597
acres

Future Land Use Plan:

Traditional
Residential/Commercial
Corridor

Notifications:

Mailed: December 31, 2025
Newspaper: December 28,
2025

Comments Received:

None at publication

Staff Review:

Kyle Warren
Planner

Attachments:

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

REQUEST:

The applicant is requesting a zoning change from Single-Family Residential (R-2) and Commercial (C) to Multi-Family High Density (MF-3)

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	R-2/C	Undeveloped
N of Property	C/MF-1	Retail uses/apartments
S of Property	R-2	Undeveloped
E of Property	R-2	Single-family homes
W of Property	C	Retail uses

SUMMARY OF STAFF ANALYSIS:

The applicant is requesting a zoning change from Single-Family Residential (R-2) and Commercial (C) to Multi-Family High Density (MF-3) on 15.005 acres out of an existing 30.597-acre tract of land. The 15.005-acres being requested along the frontage of State Hwy 46 and Jefferson Ave. is currently undeveloped and still in abstract.

A zoning change to Multi-Family High Density (MF-3) on the 15.003-acre portion shown is not recommended in either of the Future Land Use Plans (Traditional Residential & Commercial Corridor) the property is in due to the density. To the north and northeast of the property, across Jefferson Avenue there are four multifamily properties in use around 20 acres. For all multifamily zoning, the code states "It is best to avoid more than 25 acres of contiguous land having a multifamily component." That said, the property is within walking distance of TLU and has a bus stop nearby on Jefferson Ave. to support the argument for walkability for the added density. Lastly, the adjacent multifamily zoned areas are within the University Center FLUP which is supportive of high density multifamily developments.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – Inconsistent. The majority of the property is within the Traditional Residential district which states: "Multifamily homes are appropriate if contributing to district walkability and less than 12 units per acre". In this case walkability could be met with sidewalks on Jefferson Ave. and a bus stop a few blocks east. Density would not be met, however, with a maximum of 20 units an acre allowed in MF-3 zoning. The remaining area of the zone change request falls in the Commercial Corridor district, which states: "Appropriate if near intersections of two arterial (or higher classification) streets, schools, or major employers, or if focused on walkability to nearby commercial amenities." In this case the property is not fronted by two arterials, as Jefferson Ave. is only a collector.

Compatible with existing and permitted uses of surrounding property – Existing and surrounding use is Single-family zoning and use on the entire east and south sides. Multifamily zoning in the form of MF-1 is across Jefferson Ave at West Wind apartments, and MF-3 is nearby with Pecan Grove apartments, to the northeast. Commercial zoning is across SH 46 and northwest across Jefferson Ave. with uses including a tire repair shop, self-storage, and an insurance company. If approved this area can be seen as one of transition from the commercial corridor of SH 46 to the single-family residences east of the property.

Adverse impact on surrounding properties or natural environment – An increase in traffic in the area, as this is the highest density residential zoning type in Seguin.

Proposed zoning follows a logical and orderly pattern – Existing development in the area supports zoning and use. Multifamily zoning tends to fit best with other Multifamily zoning as well as commercial zoning, to allow for more area density and walkability. However, as mentioned earlier, the code does state that having more than 25 acres of contiguous multifamily use should be avoided (in this case the total would be 35 acres).

Other factors that impact public health, safety or welfare – Traffic increase due to the increase in density.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The requested 15.005 acres is out of an existing 30.597-acre tract of land. The 30.597 acres is along the frontage of State Hwy 46 and Jefferson Ave. and is currently undeveloped and still in abstract.

CODE REQUIREMENTS:

A zoning change to MF-3 would be required in order to construct multi-family dwelling units within this 15.003-acre portion of property. MF-3 zoning allows for a maximum of 20 dwelling units per acre, and would be required to go through the development process seen in the Unified Development Code (UDC) regarding landscaping, parking, setbacks, screening/buffering, drainage, Traffic Impact Analysis (TIA), etc.

Additional buffering distance would be required between any new multi-family development and adjacent properties that are zoned for single-family residential dwellings. Setback distance and location of tree buffer will be determined by the height of the proposed multi-family structure. Requirements, details, and illustrations can be found in the “Multi-Family Buffering” document in Chapter 5 – Site Development Process of the City’s Technical Manual.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

Existing and surrounding use is Single-family zoning and use on the entire east and south sides. Multifamily zoning in the form of MF-1 is across Jefferson Ave at West Wind apartments, and MF-3 is nearby with Pecan Grove apartments, to the northeast. Commercial zoning is across SH 46 and northwest across Jefferson Ave. with uses including a tire repair shop, self-storage, and an insurance company.

COMPREHENSIVE PLAN:

This property is located within both the Traditional Residential and Commercial Corridor FLUPs. Traditional Residential speaks to residential density stating: “Development within Suburban Residential areas should consist of low- to medium density residential homes facing local streets. Medium-density residential forms might exceed individual lot coverage, provided the overall development is consistent with the maximum allowable intensity.” Commercial Corridor FLUP states: Commercial Corridors should focus on attracting vehicular-based traffic and providing a buffer between larger thoroughfares and residential development. Limited residential development may be suitable in this classification when secondary to commercial development.

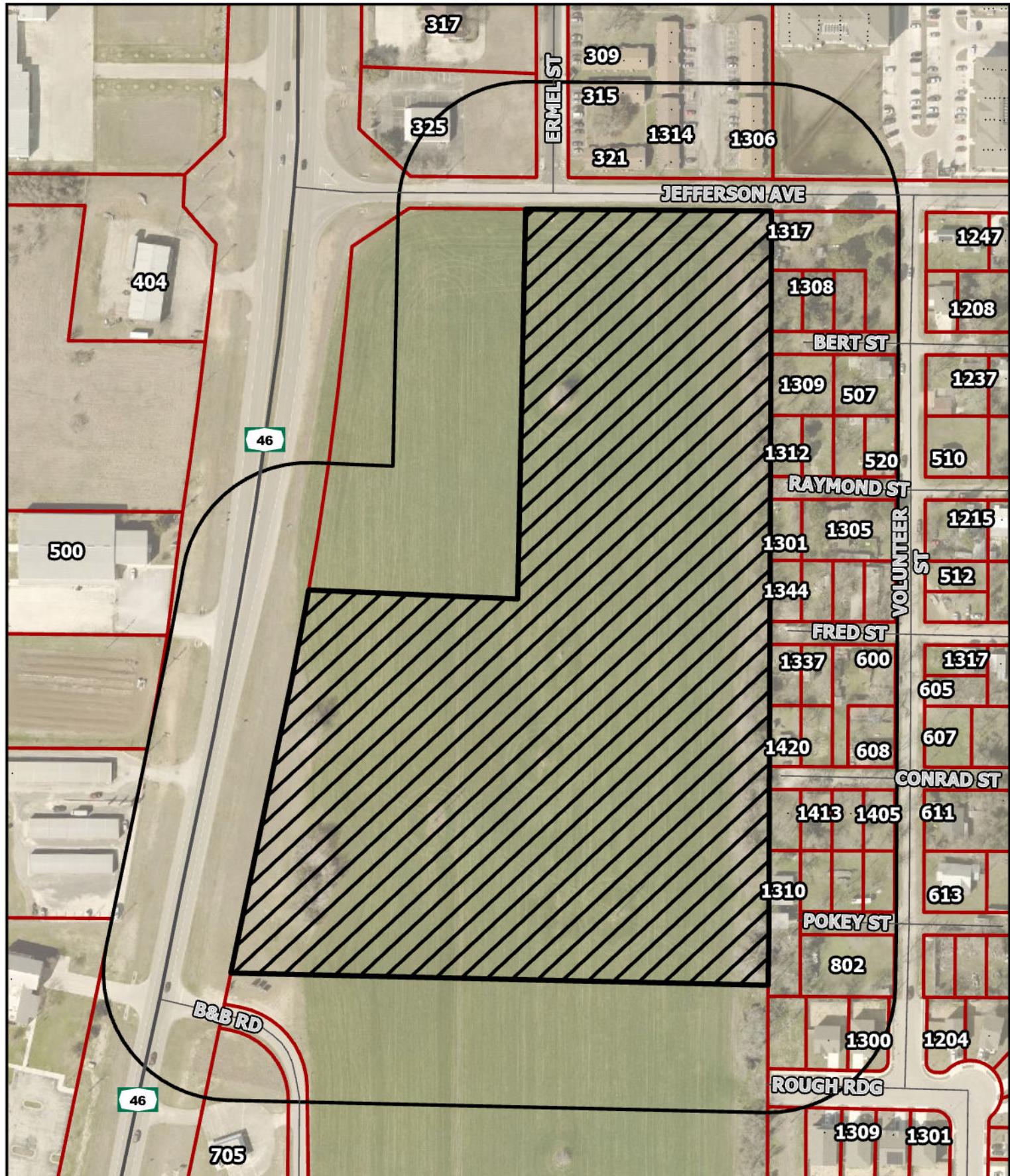
HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.) Traffic due to the increase in density. Traffic requirements will be determined during the TIA review of the development process.

TRAFFIC (STREET FRONTAGE & ACCESS):

This site contains street frontage off both SH 46 and Jefferson Ave.

LOCATION MAP

ZC 03-26 near SE corner of Jefferson Ave. and SH 46



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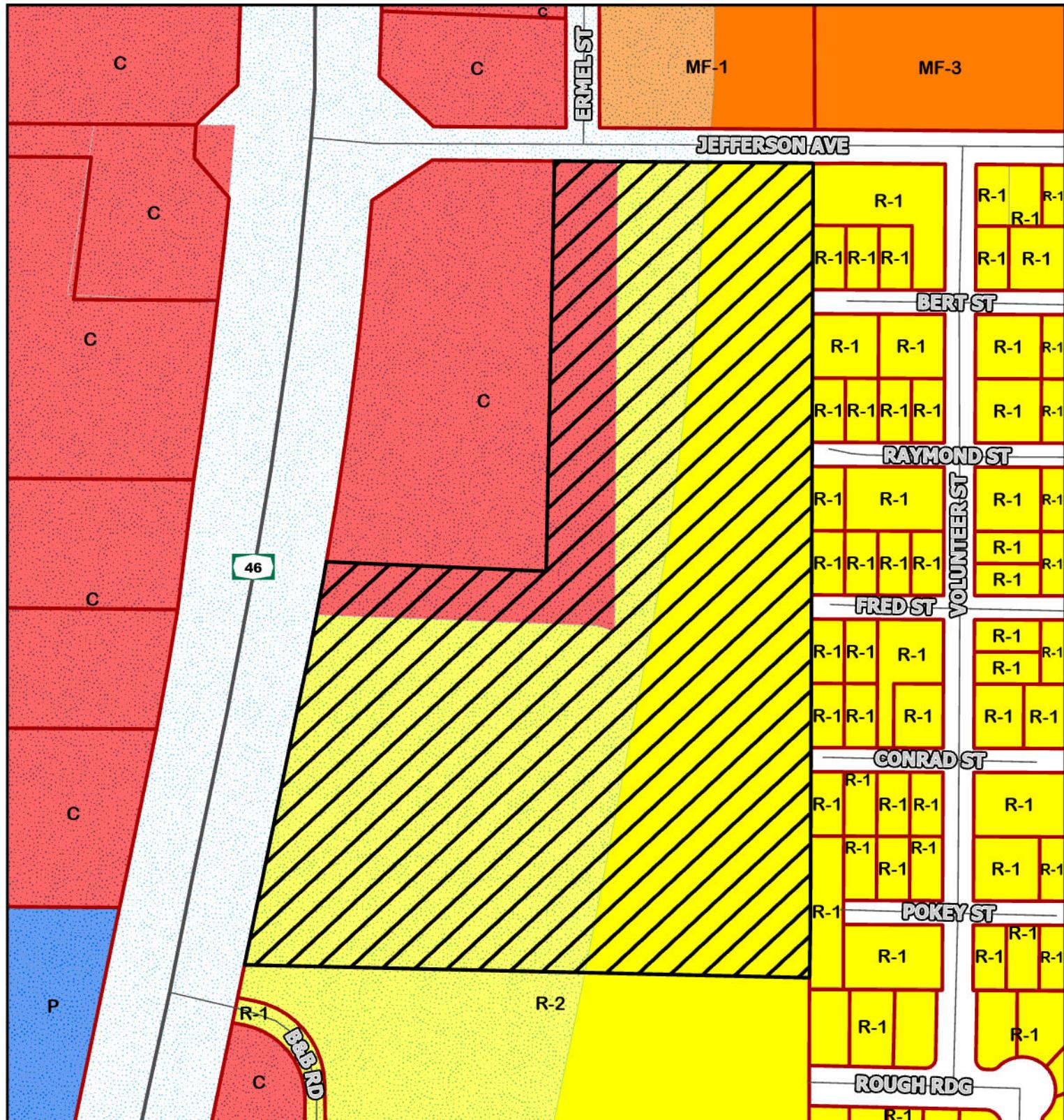
- 200' Buffer
- Parcel
- Site Location

1 inch = 200 feet

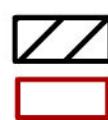
Printed: 12/11/2025

ZONING MAP

ZC 03-26 near SE corner of Jefferson Ave. and SH 46



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Site Location

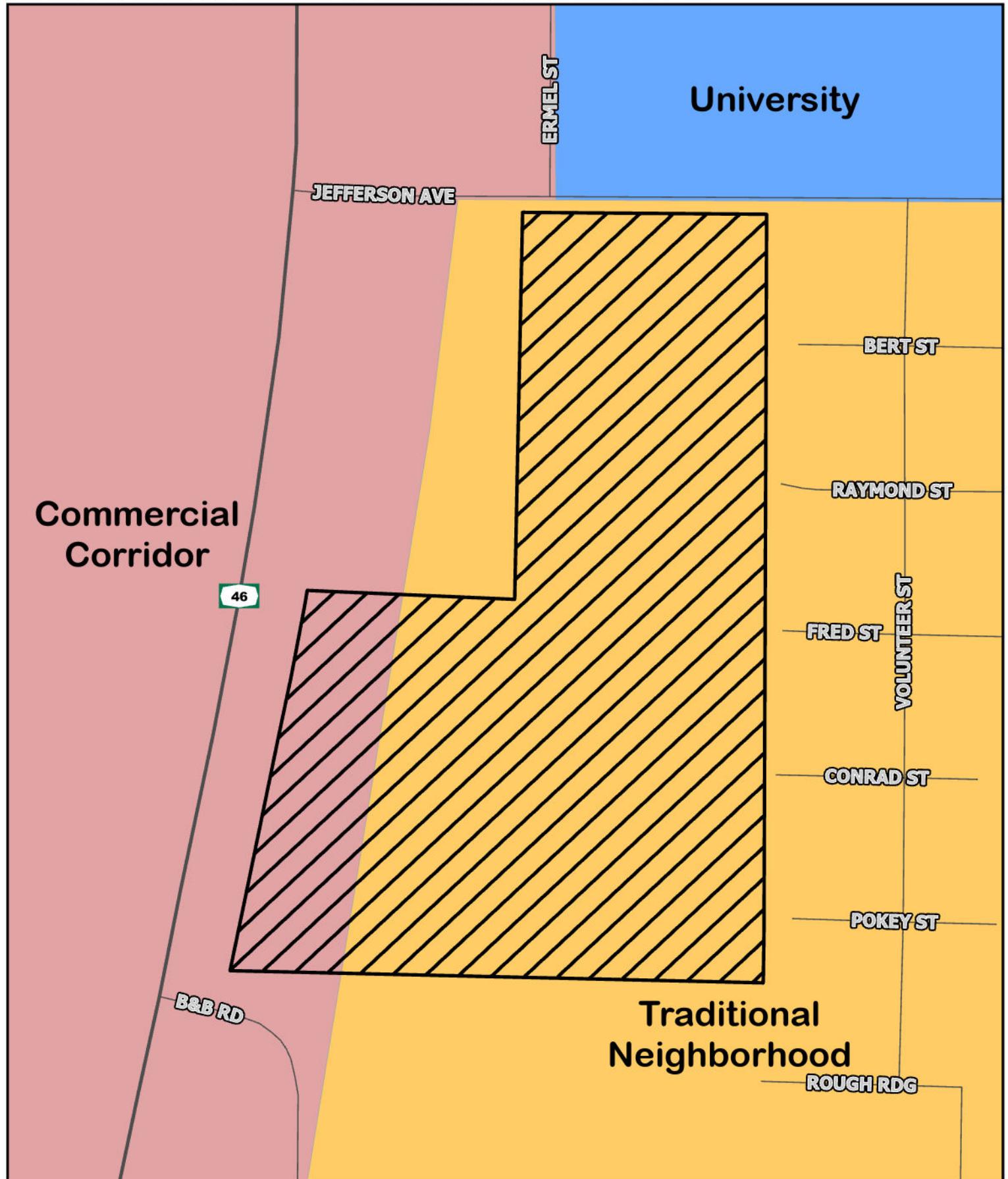
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Printed: 1/2/2026

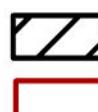
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FUTURE LAND USE MAP

ZC 03-26 near SE corner of Jefferson Ave. and SH 46



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Site Location



Parcel

1 inch = 200 feet

Printed: 1/2/2026

MEMORANDUM

To: Seguin Planning and Zoning Commission
From: Armando Guerrero, Planning Manager
Subject: Summary of 2025 Planning and Zoning Commission Cases
Date: January 13, 2026

The Planning and Zoning Commission acts as both an advisory body to City Council for zoning and the approving authority for other planning and zoning items. The following is a summary of the planning cases presented to the Commission in the calendar year of 2025.

Zoning Cases – 28 zoning requests and 1 General Land Use Plan

Specific Use Permits (SUP) – 8

Sign Variances – 2

Unified Development Code (UDC) Amendments – 5

Other – Alcohol Variance (800 Blk of E. Kingsbury), (2) Plat Variance (Alfinez & J.H Flores Subdivision)

Month	Zoning Request	Specific Use Permit (SUP)	Sign Variance	UDC Amendments	Others
January	4	2	0	1	
February	1	0	0	0	(Presentation, Discussion and Public Hearing on Chapter 6-Sign Regulations to the Unified Development Code (UDC) to replace Chapter 82 of the Code of Ordinances).
March	2	2	0	1	
April	8	1	0	0	
May	1	1	0	0	Plat Variance (J.H Flores Subdivision). Final Plat Report.
June	1	0	0	2	
July	2	1	0	0	
August	1	0	0	0	Consent Plat Variance (Alfinez Subdivision)
September	2 & 1 GLUP	0	1	1	Alcohol Variance (800 Blk of E. Kingsbury St).
October	0	1	0	0	
November	NO MEETING	NO MEETING	NO MEETING	NO MEETING	NO MEETING
December	6	0	1	0	
Total	28 & 1 GLUP	8	2	5	