



PLANNING & CODES

Planning and Zoning Commission Report

ZC 06-26

A request for a zoning change ZC 06-26 from Suburban Residential (S-R) to Commercial (C), for the property located at 3033 N. Austin St., Property ID: 52382 was considered during a public hearing at the Planning & Zoning Commission meeting on June 9, 2026.

Armando Guerrero presented the staff report to the Commission, he stated that the 0.98-acre property is located at the NE corner of N Austin St & Stempel Rd. and contains an existing residential structure that is currently not occupied. He went on to note that the subject property was part of a group rezoning that was approved in July of 2015 that converted the property's zoning from Pre-Development to Suburban Residential (S-R).

Mr. Guerrero went on to inform the Commission that if approved, commercial uses permitted in Section 3.4.3 Land Use Matrix of the city's Unified Development Code (UDC) would be allowed at this location and any commercial development will be subject to the city's development requirements that include but are not limited to platting, Traffic Impact Analysis (TIA), landscaping, off-street parking requirements, drainage study, etc.

Mr. Guerrero noted to the Commission that if the Commercial zoning is approved and no development occurs, the existing residential home may be utilized as a residential home with the Commission's approval of a Specific Use Permit (SUP).

Mr. Guerrero pointed out the zoning within the area and noted a similar zoning change request that occurred to the south December of 2022 and noted the property's location within the city's Future Land Use Plan (FLUP). Mr. Guerrero highlighted that commercial use and development are supported within this district.

Mr. Guerrero concluded his presentation by touching on the access to the property, which is currently from Austin St., a TxDOT right-of-way and contains frontage along Stempel St. Mr. Guerrero informed the Commission that any proposed improvements, widening, or relocating of the existing driveway from north Austin will require TxDOT review and approval. City review and approval will be required for any proposed access from Stempel St.

The regular meeting was recessed, and a public hearing was held. With no comments from the public, the Commission closed the public hearing and reconvened the regular meeting.

After consideration of the staff report and all information given regarding zoning change ZC 06-26, Commissioner Schievelbein moved that the Planning and Zoning Commission recommend approval of the zoning change Suburban Residential (S-R) to Commercial (C) for the property 3033 N. Austin St., Commissioner Jones seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE THE ZONING CHANGE TO COMMERCIAL (C)

MOTION PASSED

8-0-0



Francis Serna
Recording Secretary



ATTEST: Armando Guerrero,
Planning Manager



PLANNING & CODES

**ZC 06-26 Staff Report
3033 N. Austin St
Zoning Change from S-R to C**

Applicant:

ColPar Consulting LLC
851 Branch Rd.
Seguin, TX 78155

Property Owner:

Erik Saengerhausen/ColPar Consulting, LLC.
851 Branch Rd.
Seguin, TX 78155

Property Address/Location:

3033 N. Austin St.

Legal Description:

ABS: 10 SUR: M CHERINO
0.9800 AC.
Property ID: 52382

Lot Size/Project Area:

Approx. 0.98 acres

Future Land Use Plan:

Commercial Corridor

Notifications:

Mailed: May 27, 2026
Newspaper: May 24, 2026

Comments Received:

None at the time of publication.

Staff Review:

Armando Guerrero
Planning Manager

Attachments:

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

REQUEST:

A Zoning Change request from Suburban Residential (S-R) to Commercial (C).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	S-R	Residential
N of Property	MF-3	The Caldwell Apartments
S of Property	C	Vacant Residential
E of Property	MF-3	The Caldwell Apartments
W of Property	A-R	Vacant undeveloped AG land

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

This property currently contains a Suburban Residential (S-R) zoning designation. The applicant is proposing a zoning change to Commercial (C) for future commercial use at this location. Similar commercial zoning designations can be seen within this area, which is an area that is supportive of commercial use per the city’s Future Land Use Plan (FLUP).

If commercial development does not occur immediately, the property owner has the option of continued residential use with the approval of a Specific Use Permit (SUP) due to the existing residential structure on the property.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – Yes, commercial use is supported in this location.

Compatible with existing and permitted uses of surrounding property – Yes, similar zoning, as well as use can be seen within the area.

Adverse impact on surrounding properties or natural environment – Increase in traffic with proposed commercial use

Proposed zoning follows a logical and orderly pattern – Yes, similar zoning, as well as use can be seen within the area.

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

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The property is 0.98 acres in size and is located at the northeast corner of north Austin St., and Stremmel Rd. The site contains an existing residential structure that is currently not occupied.

The subject property was part of a group rezoning that was approved in July of 2015 that converted the property's zoning from Pre-Development to Suburban Residential.

CODE REQUIREMENTS:

Commercial (C) zoning will allow for commercial uses permitted in Section 3.4.3 Land Use Matrix of the city's Unified Development Code (UDC). Commercial development on the property will require Site Plan approval and may be subject to development requirements that include but are not limited to platting, Traffic Impact Analysis (TIA), landscaping, off-street parking requirements, drainage study, etc.

If the Commercial (C) zoning is approved and no development occurs at this location, the existing residential home may be utilized as a residential home with the Planning and Zoning Commission's approval of a Specific Use Permit (SUP).

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

A mixture of zoning designations and land uses can be seen around this property. To the north and east is multi-family (MF-3) zoning and use, to the west is undeveloped property zoned Agricultural Ranch (A-R). The property south of the subject property is zoned Commercial (C) and requested a similar zoning designation in December of 2022.

COMPREHENSIVE PLAN:

The site is located within the Commercial Corridor of the city's Future Land Use Plan. Commercial zoning is supported within this corridor. Uses within Commercial Corridors should focus on attracting vehicular-based traffic and providing a buffer between larger thoroughfares and residential development. Developments within Commercial Corridors should accommodate medium-to-large-scale commercial development, orient toward larger thoroughfares, to retain visibility, and should provide enhanced development standards, such as landscaping requirements and façade treatment to promote high-quality commercial development.

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

No health, safety or environmental issues have been identified for this property.

TRAFFIC (STREET FRONTAGE & ACCESS):

Access to the property is from Austin St., which is a TxDOT right-of-way. The property also contains frontage along Stremmel St. Any proposed improvements, widening, or relocating of the existing driveway from north Austin will require TxDOT review and approval. City review and approval will be required for any proposed access from Stremmel 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.

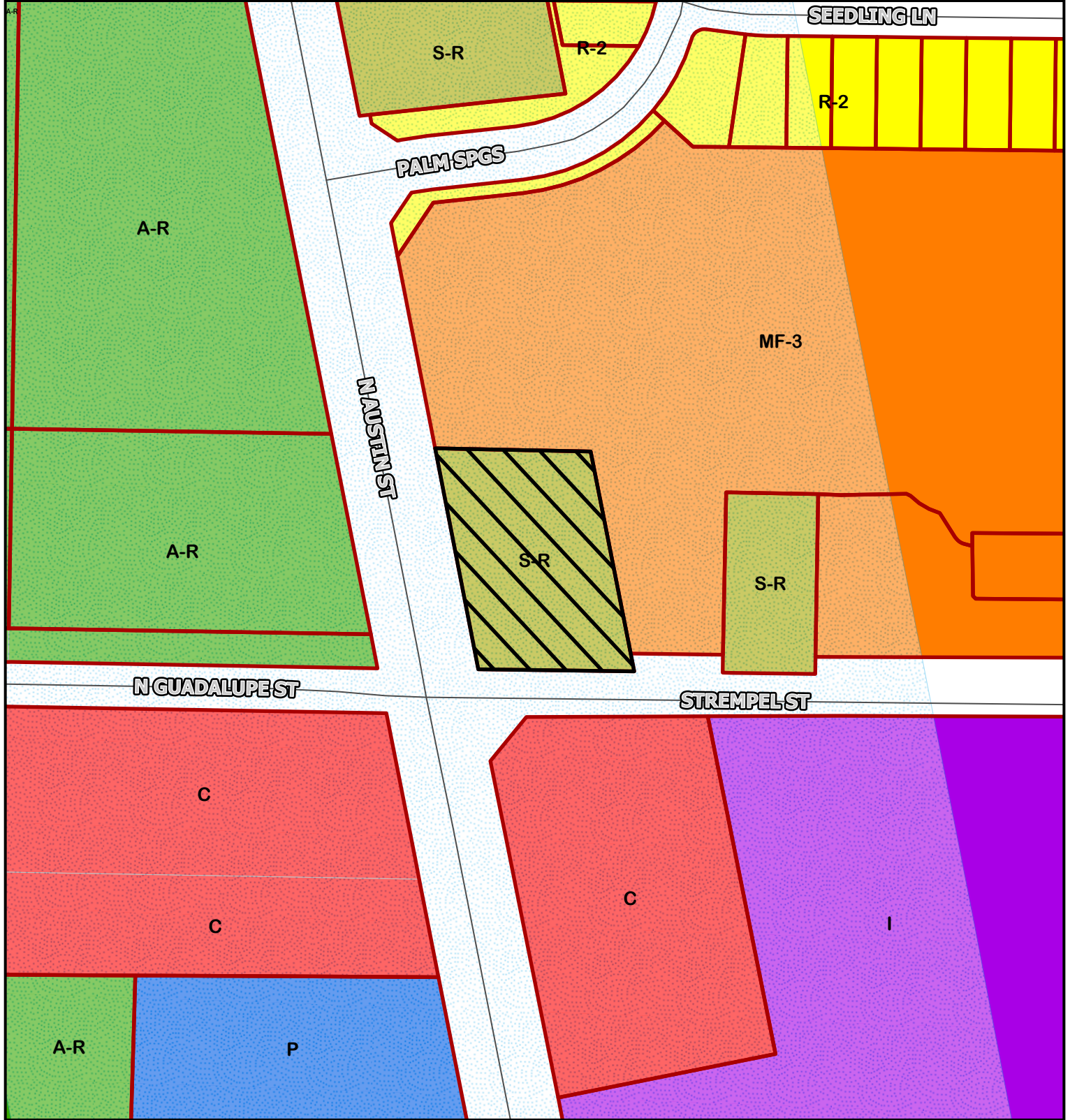
-  North
-  Site Location
-  200' Buffer
-  Parcel

1 inch = 150 feet

Printed: 5/11/2026

ZONING MAP

ZC 06-26 3033 N. Austin St.



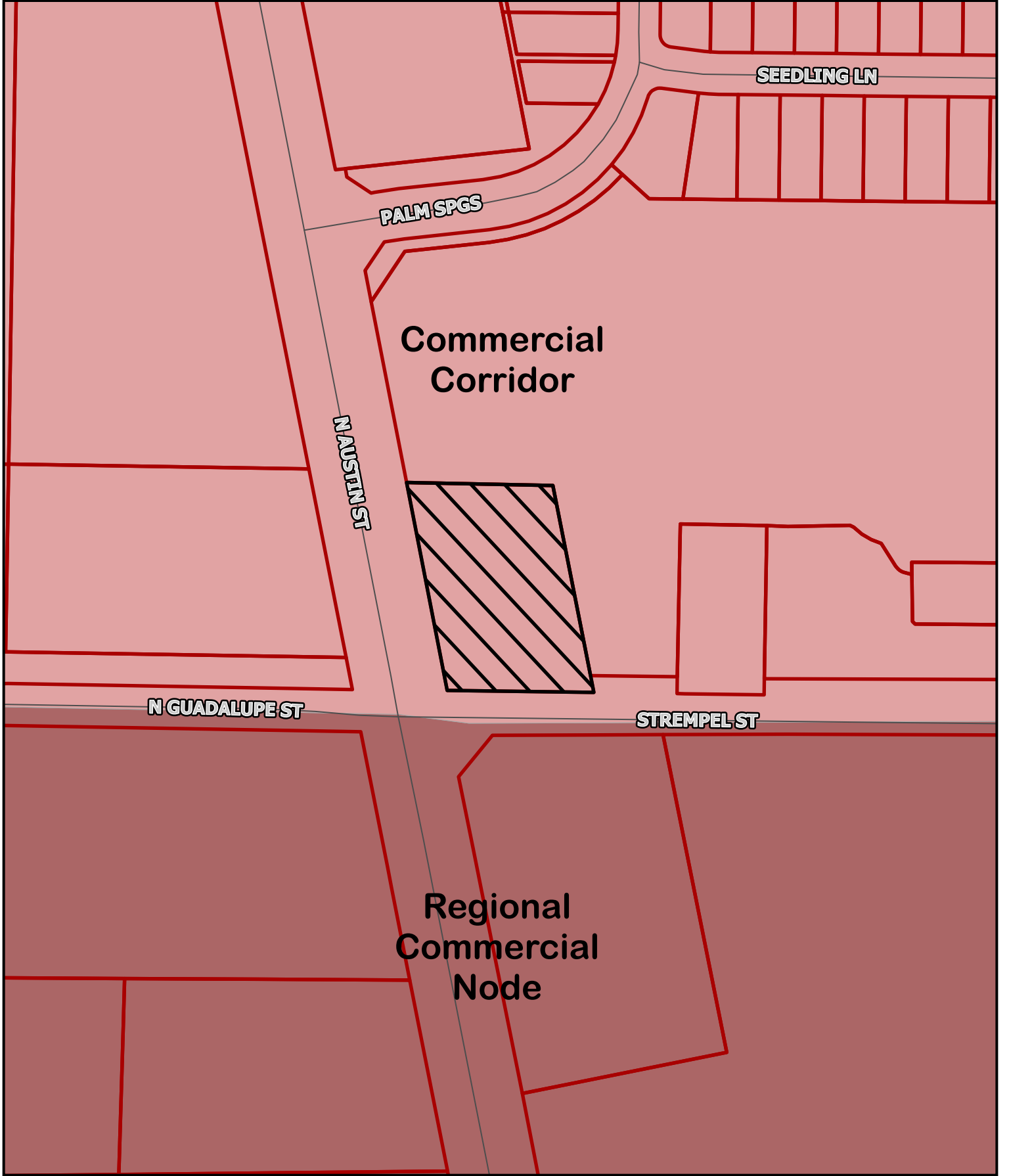
- | | | | | |
|----------------------|--------------------------|--------------------------|-----------------------------|------------------------------|
| Agricultural - Ranch | Light Industrial | Manufactured Home Park | Single Family Residential 1 | Zero Lot Lines |
| Commercial | Manufactured-Residential | 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 | |

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
 Parcel

1 inch = 150 feet

Printed: 5/11/2026



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



Parcel

1 inch = 150 feet

Printed: 5/11/2026

To be on record, this form may be filled out and mailed to the Planning and Zoning Department, City of Seguin, P. O. Box 591, Seguin, Texas 78156.

Please be advised that under the Open Records Act, Public Information is Available to All Members of the Public. Section 552.023 of the Government Code provides that a governmental body may not deny access to information to the person, or the person's representative, to whom the information relates. Public information includes correspondence, comments relevant to public issues and other information received from the public regardless of the medium in which it is received, collected or retained.

REPLY
3033 N. Austin St.
Property ID 52382
(ZC 06-26)

Name: Felipe Navarro

Mailing Address: _____

Phone No.: _____

Physical Address of property (if different from the mailing):

If "In Favor" or "Opposed" please explain why in space allotted below:

In Favor

Opposed



Reasons and/or comments _____

aq