



PLANNING & CODES

SUP 04-24
Fm 725 & Gamecock Rd
Specific Use Permit

Applicant:

Malone/Wheeler, Inc.
5113 Southwest Parkway, #
260
Austin, TX 78735

Property Owner(s):

Springs Hill Water
Corporation
5510 N Hwy 123 Bypass
Seguin, TX 78155

Property Address/Location:

Corner of FM 725 and
Gamecock Road

Legal Description:

ABS: 29 SUR: A MANSOLA
11.5030 AC.
Property ID: 58130

Lot Size/Project Area:

11.5030 AC.

Future Land Use Plan:

Suburban Residential

Notifications:

Mailed August 1, 2024

Comments Received:

None to date

Staff Review:

Kyle Warren
Planner

Attachments:

- Location Map
- Zoning Map
- FLUP Map
- Site Plan

REQUEST: A Specific Use Permit for a proposed Utility Facility (water treatment plant) to be located at the corner of FM 725 and Gamecock Road, in a Public zoned district.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	P	Vacant lot
N of Property	R-1	Single family Residences
S of Property	R-1	Single family Residences
E of Property	R-1	Single family Residence
W of Property	R-1	Single family Residences

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant is proposing a water treatment plant, which is defined as a Utility Facility. The facility will occupy the majority of the 11.5030 acres that the property encompasses. Staff finds that the location of the proposed facility meets the criteria required for the approval of Specific Use Permit as set out in the UDC Chapter 2,

Planning Department Recommendation:

	Approve as submitted
X	Approve with conditions or revisions as noted
	Alternative
	Denial

Section 2.5.1. with associated conditions mentioned below.

Condition(s):

- A 20' planting buffer shall be required along the west and south of the property to act as a barrier between the water plant and the residences adjacent. Additionally, existing mature trees in the buffer area will be preserved and cannot be removed for mitigation. This buffer will be in addition to the landscaping requirements found in chapter 5 section 2 of Seguin's Unified Development Code.
- A 7' masonry wall will be required along the location of the proposed fence. This is required to limit unsightly views and to lessen potential noise pollution (like GVEC Meadow Lake Substation).
- Any proposed lighting must be shielded and aimed inward toward the plant, away from adjacent residences and rights-of-way, for the lessening of light pollution.
- One ground storage tank will not trigger the above requirements, but anything constructed thereafter will initiate the requirements.

CODE REQUIREMENTS:

According to Section 3.4.3 Land Use Matrix of the Seguin Unified Development Code, Utility Facility requires an approved Specific Use Permit in either Ag-Ranch, Commercial, Light Industrial, public, and Industrial zoning types.

SITE DESCRIPTION:

The proposed utility facility will occupy the majority of the 11.5030-acre tract. Current use of the site is vacant land, and the applicant is proposing a water treatment plant. The station is needed to service the water needs of Springs Hill Water Corporation.

COMPATIBILITY WITH SURROUNDING LAND USES & ZONING:

The proposed facility is surrounded by single family zoning in all directions. A water treatment plant would not typically be compatible with the surrounding land use of single-family zoning. However, the specific use permit will add conditions to the development to lessen any negative impacts the water treatment plant would otherwise have.

COMPREHENSIVE PLAN:

The property is in the Suburban Residential future land use. 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. This proposed use is not in accordance with the comprehensive plan; however, the conditions of this Specific Use Permit will make the site more adequate for such a location.

TRAFFIC (STREET FRONTAGE & ACCESS):

The site has access to Gamecock Road to the east and F.M. 725 to the north. Gamecock Road is a city right-of-way, and any access will need permitting through the city. F.M. 725 access will need TxDOT approval.

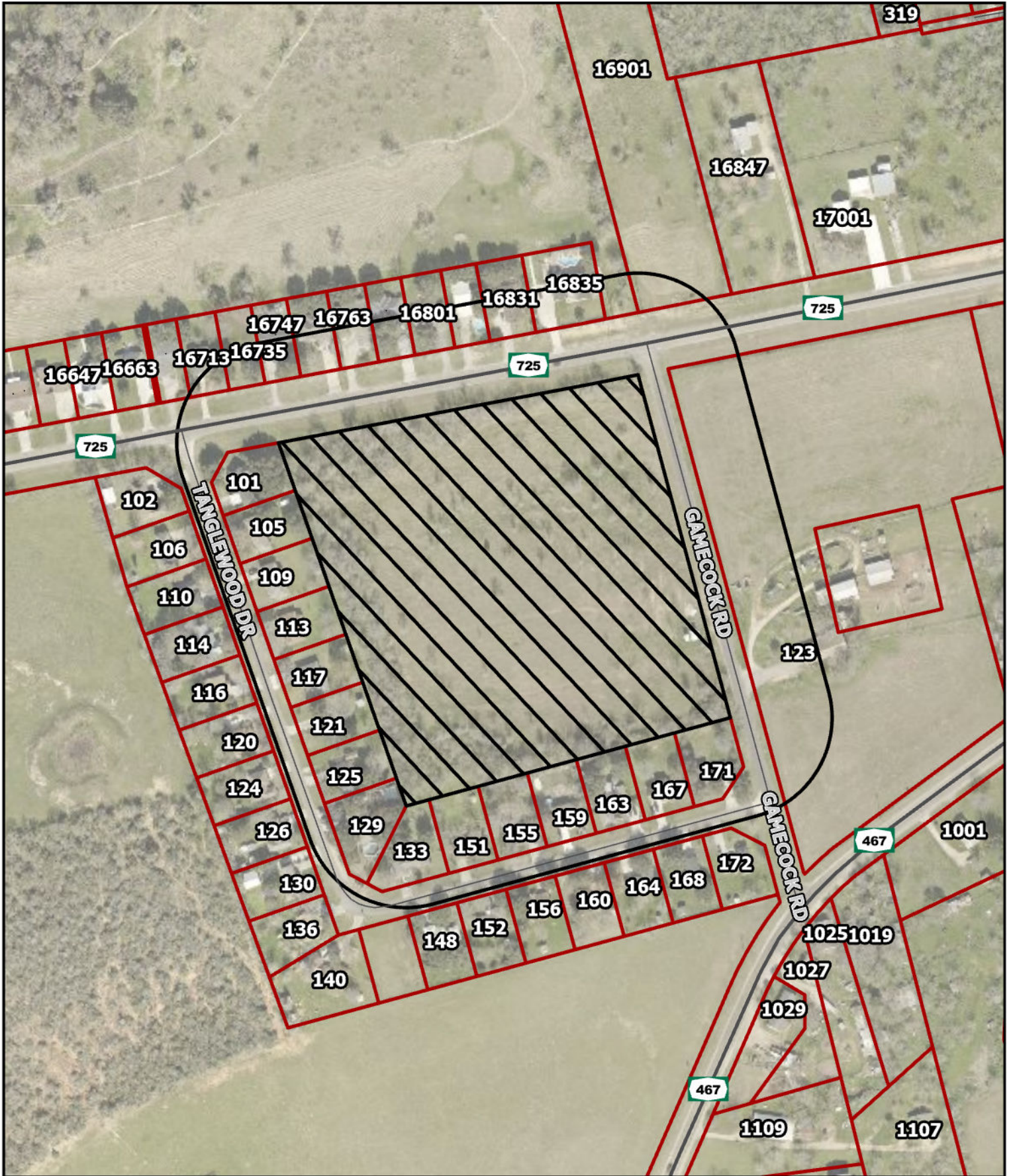
CONDITIONS FOR FINAL PROJECT APPROVAL:

The applicant has submitted their request to move toward the overall completion of a proposed Utility Facility. To better ensure the overall compatibility and limiting the impacts to the surrounding properties and neighborhoods, staff is recommending the subsequent conditions be followed:

- A 20' planting buffer shall be required along the west and south of the property to act as a barrier between the water plant and the residences adjacent. Additionally, existing mature trees in the buffer area will be preserved and cannot be removed for mitigation. This buffer will be in addition to the landscaping requirements found in chapter 5 section 2 of Seguin's Unified Development Code.
- A 7' masonry wall will be required along the location of the proposed fence. This is required to limit unsightly views and to lessen potential noise pollution (like GVEC Meadow Lake Substation).
- Any proposed lighting must be shielded and aimed inward toward the plant, away from adjacent residences and rights-of-way, for the lessening of light pollution.
- One ground storage tank will not trigger the above requirements, but anything constructed thereafter will initiate the requirements.

LOCATION MAP

SUP 04-24 FM 725 and Gamecock Road



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.

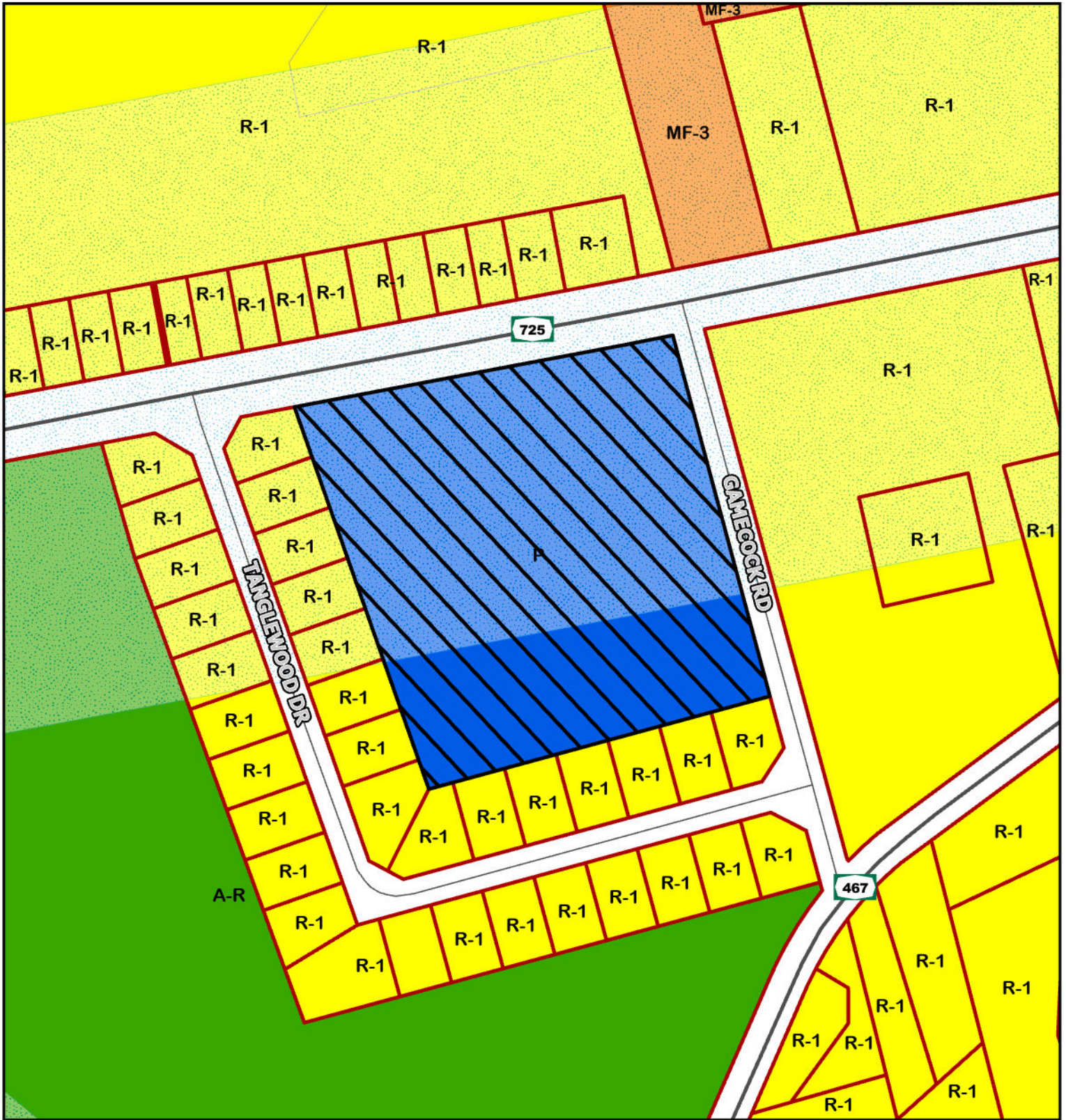
-  North
-  Site Location
-  200' Buffer
-  Parcel

1 inch = 250 feet

Printed: 7/11/2024

ZONING MAP

SUP 04-24 FM 725 and Gamecock Road



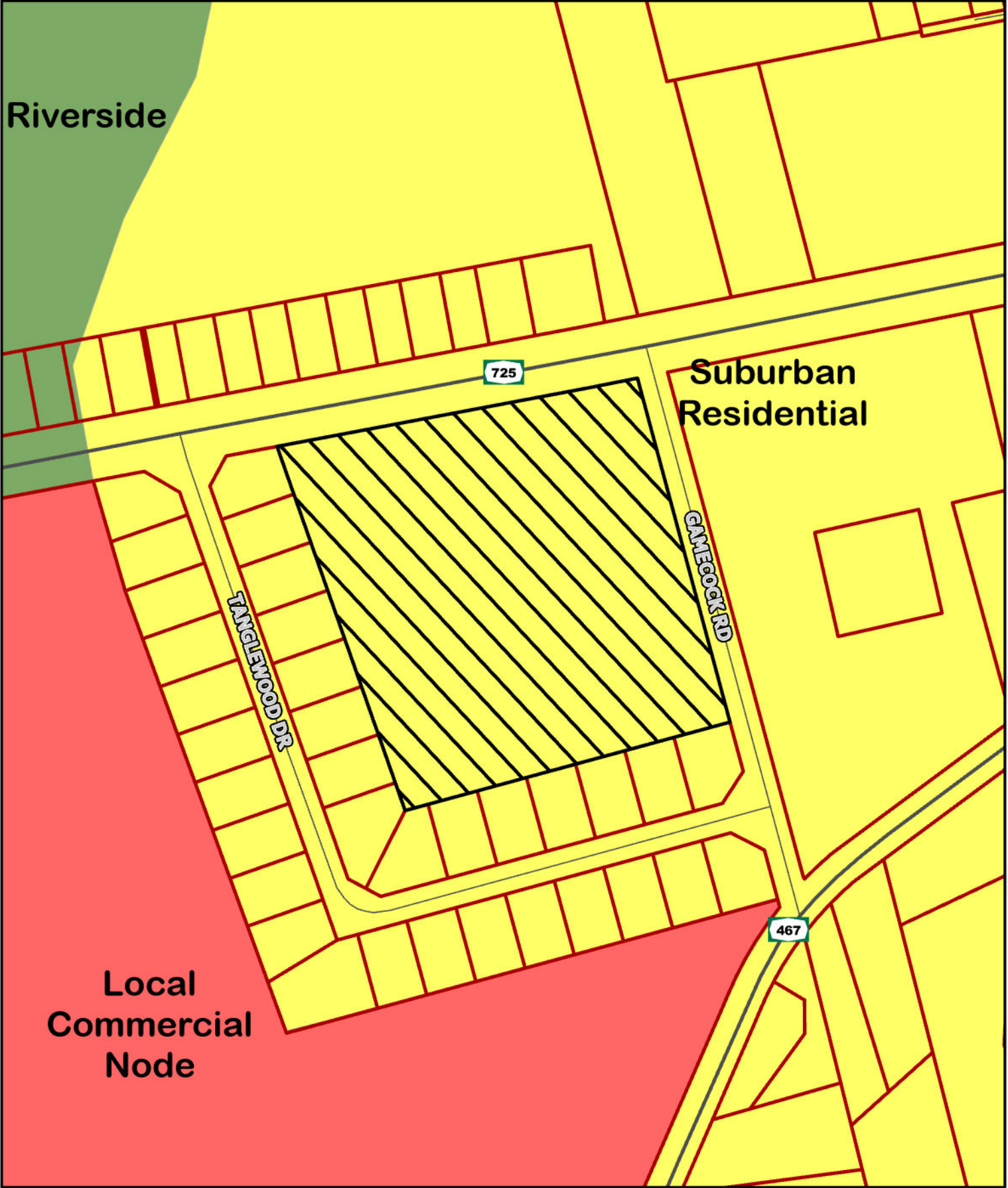
Agricultural - Ranch	Light Industrial	Manufactured Home Park	Single Family Residential 1	Zero Lot Lines
Commercial	Manufactured-Residential	Neighborhood Commercial	Single Family Residential 2	Corridor Overlay Districts
Duplex 1	MultiFamily 1	None	Rural Residential	Downtown Historical District
Duplex 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.

North
 Site Location
 Parcel

1 inch = 250 feet

Printed: 7/11/2024



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.



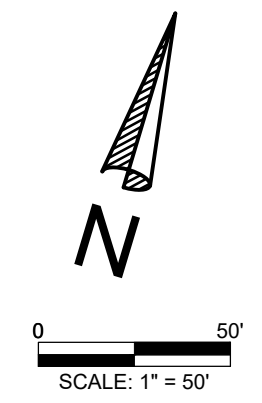
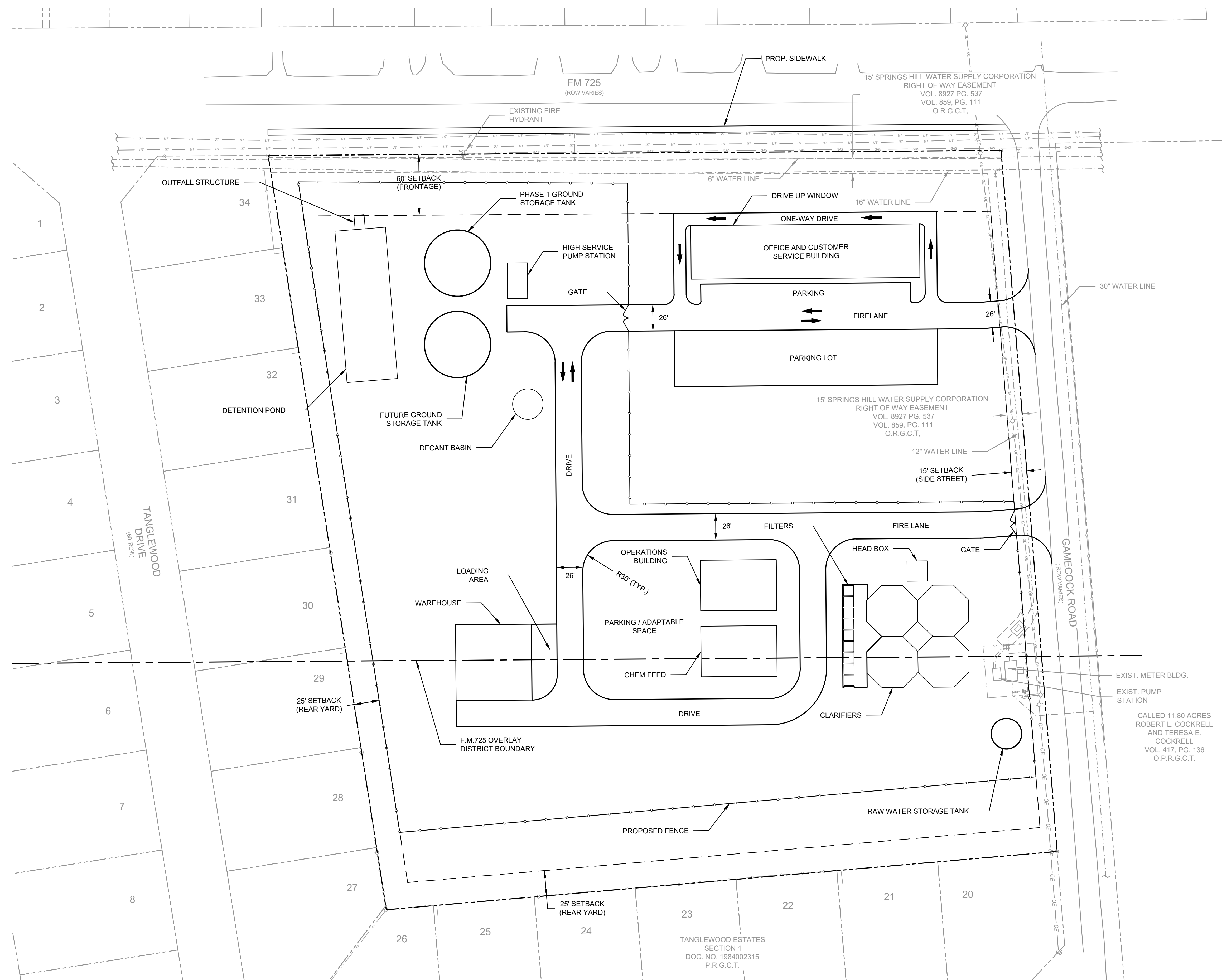
Site Location



Parcel

1 inch = 250 feet

Printed: 7/11/2024



LEGEND

- PROPERTY BOUNDARY
- - - EXIST. WATER
- - - EXIST. EDGE OF PAVEMENT
- - - EXIST. OVERHEAD ELECTRIC
- - - EXIST. UNDERGROUND TELEPHONE
- - - EXIST. GAS
- - - EXIST. CHAINLINK FENCE
- - - EXIST. WIRE FENCE
- - - EXIST. EASEMENT
- - - BUILDING SETBACK
- - - PROP. EDGE OF PAVEMENT
- - - PROP. FENCE

GENERAL INFORMATION:
 DEVELOPMENT: GAMECOCK WATER TREATMENT PLANT
 PURPOSE OF DEVELOPMENT: UTILITY FACILITIES
 ZONE: PUBLIC
 TOTAL PROPERTY AREA: 11.503 AC / 501,082 SF
 PERCENTAGE OF MAXIMUM LOT COVERAGE: 55%

- NOTES:**
1. NUMBER OF BUILDINGS AND FACILITIES ARE SUBJECT TO CHANGE.
 2. BUILDING AND FACILITY LOCATIONS, FOOTPRINTS, AND HEIGHTS ARE TO BE DETERMINED.
 3. NUMBER OF EMPLOYEES AND HOURS OF OPERATIONS ARE TO BE DETERMINED.
 4. PARKING SHALL INCLUDE ACCESSIBLE SPACES.
 5. LANDSCAPING TO BE DETERMINED.
 6. FENCE LOCATION IS APPROXIMATE AND SUBJECT TO CHANGE.
 7. DRIVEWAYS AND PARKING AREA LOCATIONS ARE APPROXIMATE.

EXIST. METER BLDG.
 EXIST. PUMP STATION
 CALLED 11.80 ACRES
 ROBERT L. COCKRELL
 AND TERESA E.
 COCKRELL
 VOL. 417, PG. 136
 O.P.R.G.C.T.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF DENNIS LOZANO, P.E. 106147, ON 6/6/2024. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

TANGLEWOOD ESTATES
 SECTION 1
 DOC. NO. 1984002315
 P.R.G.C.T.

GAMECOCK WATER TREATMENT PLANT
 SPECIFIC USE PERMIT - PRELIMINARY SITE PLAN
 SPRINGS HILL WATER SUPPLY CORPORATION / SPRINGS HILL SPECIAL UTILITY DISTRICT

PRELIMINARY
NOT FOR CONSTRUCTION



CIVIL ENGINEERING ★ DEVELOPMENT CONSULTING ★ PROJECT MANAGEMENT
 5113 Southwest Pkwy, Suite 260
 Austin, Texas 78735
 Phone: (512) 899-0601 Fax: (512) 899-0655
 Firm Registration No. F-786