



PLANNING & CODES

ZC 09-26 Staff Report
8100 blk of SH 123 North
R-1 & ZL to PUD

Applicant:

Tom Staub
PO Box 150607
Austin, TX 78715

Property Owner:

Rodg Aspire Seguin 2 Propco LLC
2121 E. 6th St, Ste 203
Austin, TX 78702

Property Address/Location:

8100 blk of SH 123 North

Legal Description:

Abs: 20, A M Esnaurizar Sur;
Abs: 20, M Cherino Survey;
Property ID(s): 56244,
52447, 52449, 175355, &
56245

Lot Size/Project Area:

Approx. 80 acres

Future Land Use Plan:

Gateway Corridor
Agriculture
Conservation

Notifications:

Mailed: July 1, 2026
Newspaper: June 28, 2026

Comments Received:

None at time of posting

Staff Review:

Pamela Centeno
Director of Planning & Codes

Attachments:

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

REQUEST:

A Zoning Change request from Single Family Residential (R-1) & Zero Lot Line (ZL) to Planned Unit Development (PUD).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	R-1 & ZL	Farmland, with sparsely populated residential
N of Property	OCL (outside city limits)	Farmland, with sparsely populated residential
S of Property	OCL	Farmland, with sparsely populated residential
E of Property	A-R & OCL	Farmland, Residential, Commercial
W of Property	OCL	Farmland, with sparsely populated residential

SUMMARY OF STAFF ANALYSIS:

The applicant is requesting a zoning change from Single Family Residential (R-1) & Zero Lot Line (ZL) to Planned Unit Development (PUD) for the proposed Canvas development. The proposed General Land Use Plan for the development proposes mostly single-family residential development with a portion of neighborhood commercial uses near SH 123 and areas of open spaces and trails.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – The Comprehensive Plan recommends commercial and low-density residential in the Gateway Corridor and Agriculture districts. Open space is recommended in the Conservation district.

Compatible with existing and permitted uses of surrounding property – The subject site is in an undeveloped area of the city. Single-family residential uses are common in this area.

Adverse impact on surrounding properties or natural environment – A development of this size will increase traffic. Access will be provided from SH 123. Additional access to this development will be from Friedens Church Road and Link Rd. Additional traffic analysis and a plan for necessary improvements will be addressed during the development process. A Traffic Impact Analysis will be required for the development.

Proposed zoning follows a logical and orderly pattern – A pattern of residential growth is common in areas near schools and developed communities.

Other factors that impact public health, safety, or welfare – The portion of the property that abuts Geronimo Creek is within the FEMA floodplain. The floodplain will be regulated in accordance with local and federal laws. The developer is proposing open space areas with a trail along Geronimo Creek.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION:

This 80-acre tract was annexed into the city limits in 2022 and zoned for single family residential development.

CODE REQUIREMENTS:

The current zoning allows for single family residential lots that meet the lot dimension requirements for the R-1 and ZL zoning districts, while the proposed PUD zoning would allow for a wider range of residential lot types as proposed by the developer. A zoning change to PUD requires the approval of a General Land Use Plan (GLUP). The GLUP will serve as the guiding document for development of the site and is designed to creatively complement the proposed use while ensuring there is no adverse impact on the development or the neighboring properties.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The site is surrounded by farmland and sparsely populated residential development on large lots. Most of the area is outside the city limits and is not subject to zoning. The area to the east that is within the city limits is zoned Agricultural Ranch.

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

The portion of the property that abuts Geronimo Creek is within the FEMA floodplain. The floodplain will be regulated in accordance with local and federal laws. The developer is proposing open space areas with a trail along Geronimo Creek.

COMPREHENSIVE PLAN:

The development spans across three districts in the Future Land Use Plan:

Gateway Corridor – (28 acres) The portion of the property that fronts SH 123 is within the Gateway Corridor district. The Comprehensive plan recommends commercial land uses in this district, but single-family residential land uses are appropriate if planned comprehensively with commercial development along the highway. Residential density is recommended at 1-3 units/acre. The proposed density for this development is 3.75 units/acre.

Agriculture – (24 acres) The northern portion of the development is within the Agriculture district which supports single-family residential land uses, but recommends a density of 0-2 units/acre.

Conservation – (28 acres) The portion of the development that is within the floodway that follows Geronimo Creek is within the Conservation district. This area should be reserved for ecologically-focused uses like parks, trails, and open spaces. Consistent with the recommendations of the Comprehensive Plan, the developer is proposing open space areas with a trail along the creek and within the Conservation district.

TRAFFIC (STREET FRONTAGE & ACCESS):

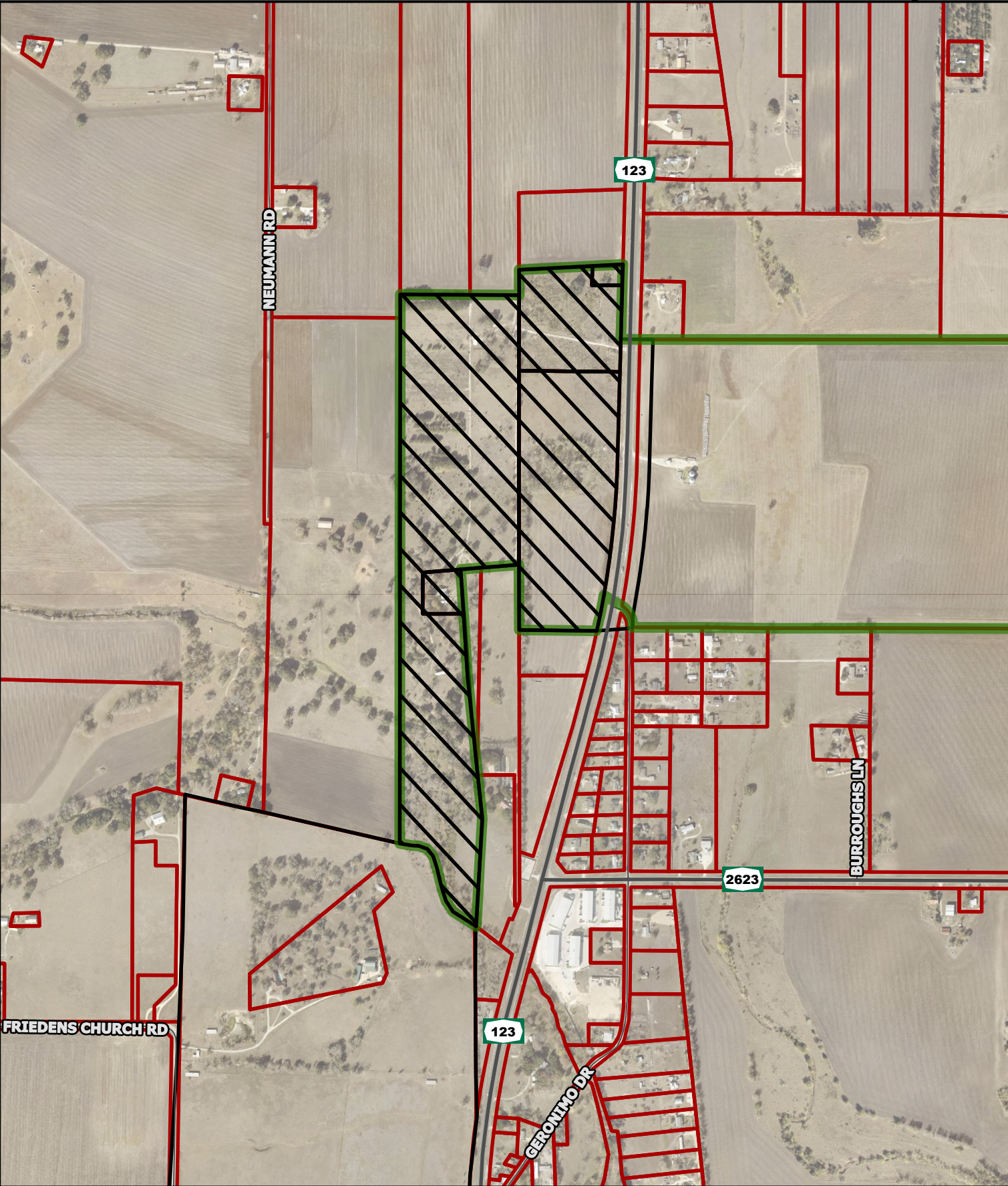
The property has access to SH 123. The southern portion of the proposed development, that is not yet within the city limits, has access to Friedens Church Rd and Link Rd as well. The Master Thoroughfare Plan identifies a future parkway connecting Friedens Church Rd to FM 2623 at SH 123. The required Traffic Impact Analysis will identify how the traffic generated by this development will impact the existing transportation network and will determine the improvements necessary to mitigate the traffic impacts.

GENERAL LAND USE PLAN (GLUP):

This property is proposed as part of the “Canvas Tract” development, which is a proposed 352-acre Planned Unit Development. The General Land Use Plan for the proposed development is being considered as a separate agenda item.

LOCATION MAP

ZC 09-26 8100 Blk of State Hwy 123 N



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

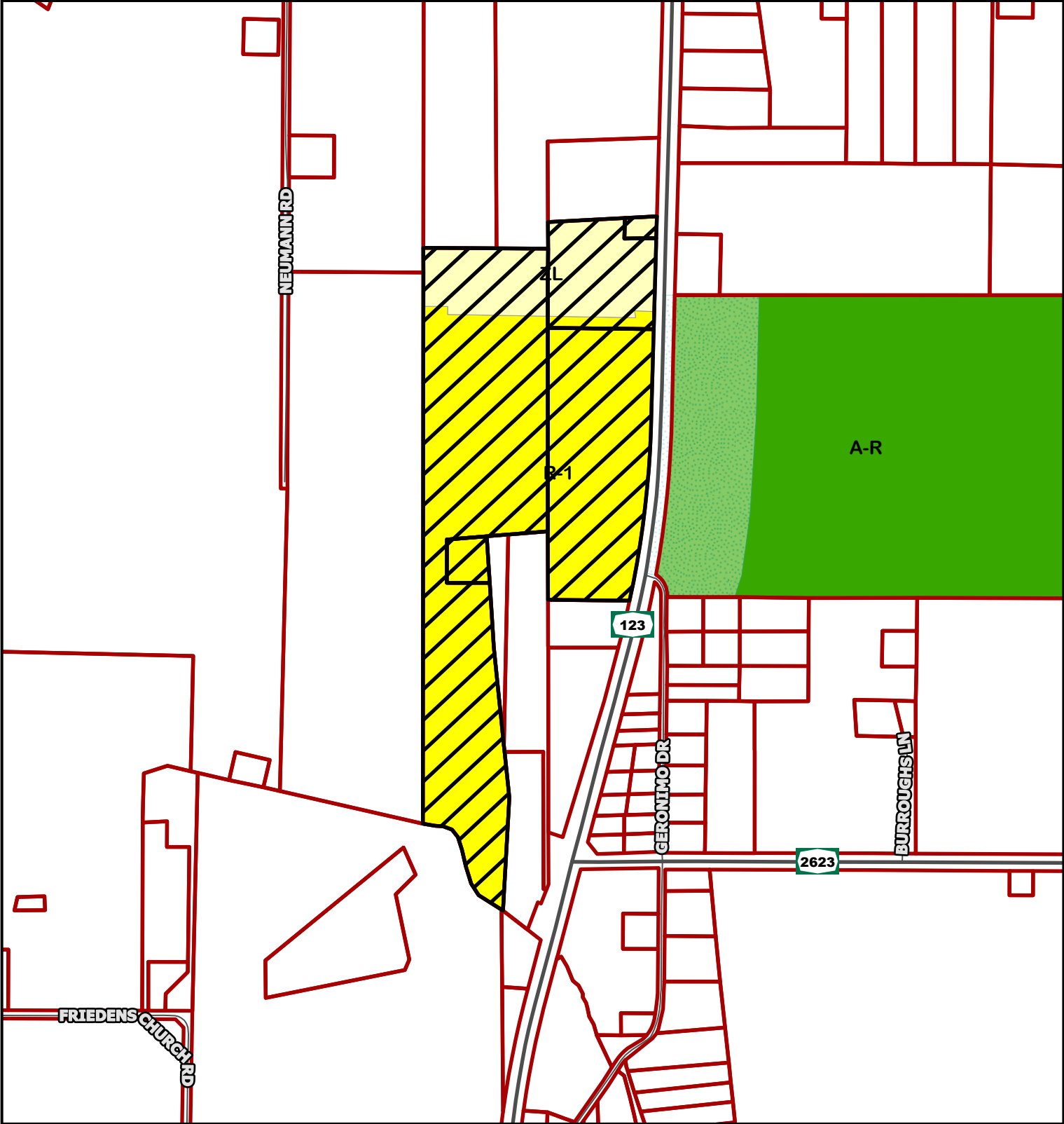
200' Buffer

Parcel

1 inch = 800 feet
Printed: 6/18/2026

ZONING MAP

ZC 09-26 8100 Blk of State Hwy 123 N



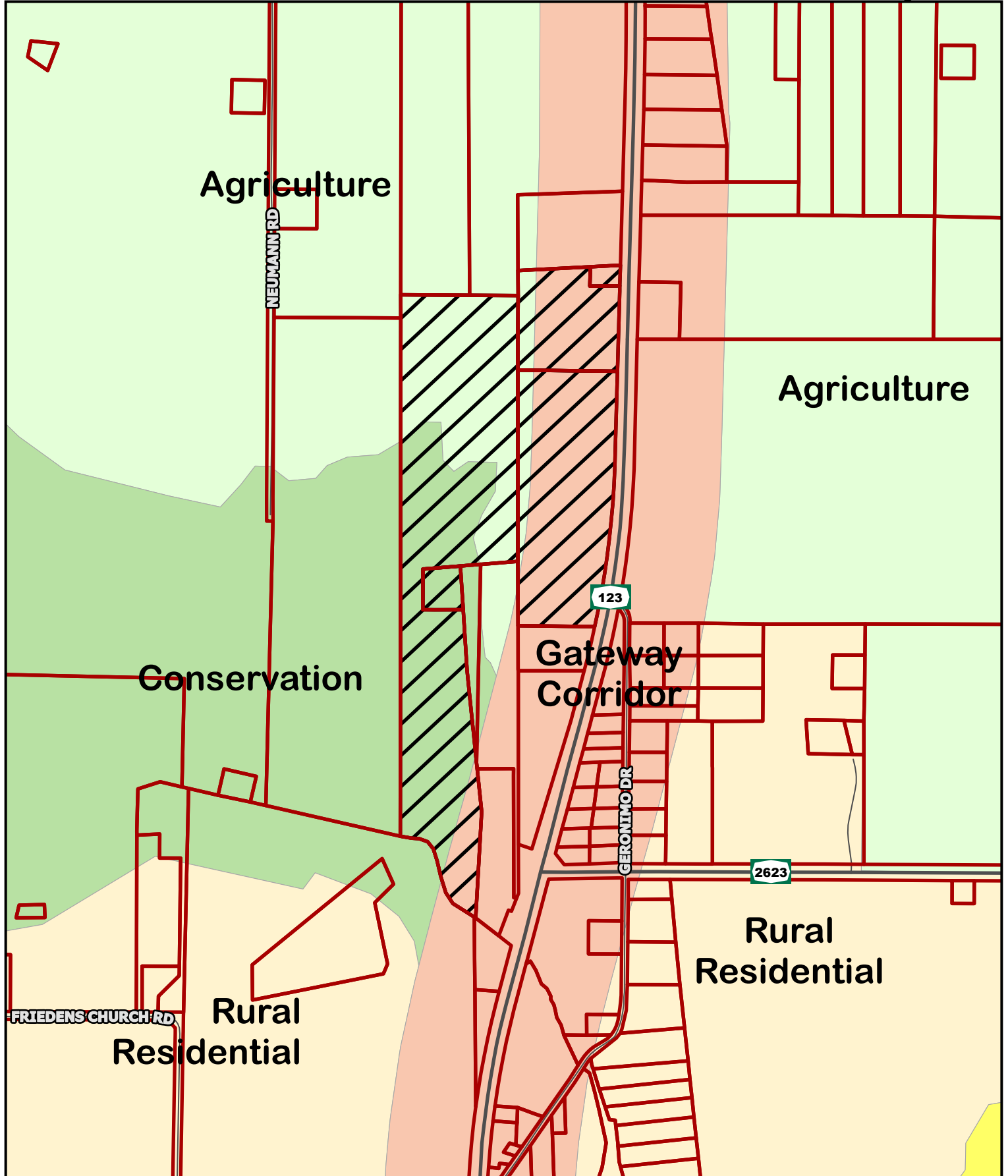
- | | | | | |
|----------------------|--------------------------|--------------------------|-----------------------------|----------------------------|
| Agricultural - Ranch | Light Industrial | Manufactured Home Park | Single Family Residential 1 | Zero Lot Lines |
| Commercial | Manufactured-Residential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

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