



PLANNING & CODES

**GLUP 02-24 Staff Report
NE Corner of Rudeloff Rd and Huber Rd
General Land Use Plan**

Applicant:

Bitterblue, Inc
11 Lynn Batts Ln, Suite 100
San Antonio, TX 78218

Property Owner(s):

David & Mary Reiley
3471 Huber Rd
Seguin, TX 78155
2021 FII Walnut Springs LLC
11 Lynn Batts Ln, Suite 100
San Antonio, TX 78218

Property Address/Location:

NE corner-Rudeloff & Huber

Legal Description:

Abs: 20, A M Esnaurizar Sur;
Abs: 6, H Branch Survey
Property ID(s): 55715, 167657,
185744, 185747,185749,185751,
185752

Lot Size/Project Area:

Approx. 410.80 acres

Future Land Use Plan:

Suburban Residential

Notifications:

Mailed: June 27, 2024
Newspaper: June 18, 2024

Comments Received:

None at time of printing

Staff Review:

Armando Guerrero
Planning Manager

Attachments:

- Location Map
- Existing Zoning Map
- Future Land Use Plan Map
- General Land Use Plan (Map & Memo)

REQUESTS:

A request for a General Land Use for a proposed Planned Unit Development.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	PUD	Farmland, Residence
N of Property	A-R, R-2	Residential (in development)
S of Property	C, A-R	Undeveloped Farmland
E of Property	A-R, R-2	Undeveloped Farmland, Proposed Residential Subdivision
W of Property	R-2, C, LI	Residential (in development) north of Rudeloff Rd., Commercial Developments south of Rudeloff Rd.

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant is proposing a mixed-used development with a variety of lot sizes for residential development and a pocket of neighborhood commercial land uses along Huber and Rudeloff Rd.

Staff finds that the developer’s proposal to create a unique development with a variety of residential lot sizes and open spaces is consistent with the recommendations of the Comprehensive Plan and recommends approval of the General Land Use Plan as submitted.

Planning Department Recommendation:	
<input checked="" type="checkbox"/>	Approve as submitted
<input type="checkbox"/>	Approve with conditions or revisions as noted
<input type="checkbox"/>	Alternative
<input type="checkbox"/>	Denial

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The 410.80-acre site is currently being used for agricultural-ranch uses, with the owner's single-family residence located on the northern tract.

This property originally obtained an approved General Land Use Plan (GLUP 01-21) in June of 2021. The approved GLUP plan of 2021 proposed mixed lot sizes (40', 50', 60', and 70') with retail and open space within the development, similar to what is being proposed for the requested GLUP 02-24. Due to inactivity The approved GLUP of 2021 (GLUP 01-21) lapsed and expired, since no construction or use was established within two (2) years from its approval.

CODE REQUIREMENTS:

Properties zoned as Planned Unit Developments (PUD) require a General Land Use Plan (GLUP), which identifies the proposed modifications to the typical zoning requirements as adopted within the Unified Development Code. The General Land Use Plan submitted is comprised of two documents: a map depicting the conceptual layout of the development and a memo identifying the modifications to the City's standard zoning regulations.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

This is an area of significant growth with a number of single-family residential subdivisions proposed to the west, north, and east. These proposed developments are in various stages of the development process. There is also an area of existing commercial development south of Rudeloff Rd. Existing developments include a private airpark, softball complex, and a construction company.

COMPREHENSIVE PLAN:

The property is located in the Suburban Residential district of the City's Future Land Use Plan (FLUP): Suburban Residential areas should include typical suburban-style single-family neighborhoods and supporting uses. Development within Suburban Residential areas should consist of low- to medium density residential homes, provide different housing types to encourage various ownership opportunities, and are encouraged to have individuality within the guidelines of the regulations.

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

The development of the property will be required to follow the City of Seguin's ordinances, which includes stormwater and drainage standards.

TRAFFIC (STREET FRONTAGE & ACCESS):

The property has frontages along Huber Rd and Rudeloff Rd. The Master Thoroughfare Plan also identifies the extensions (Rudeloff Rd. Phase I & II) of Rudeloff Rd and Stempel Rd through this tract. Rudeloff Phase I kicked off in 2024 and is projected to be completed in 2026. Rudeloff Phase II is projected to start in 2025, once complete this thoroughfare will provide regional connectivity between two major thoroughfares in Seguin- State Hwy 123 and State Hwy 46.

LAND USES:

The potential developer of this tract is proposing a mixed-use development with two land uses: Single-Family Residential and Neighborhood Commercial. The developer is also proposing greenways and open space throughout the development, as depicted on the map. The majority of the development will consist of single-family residential development, with some neighborhood commercial development along Huber and Rudeloff Rd.

RESIDENTIAL LOT SIZES

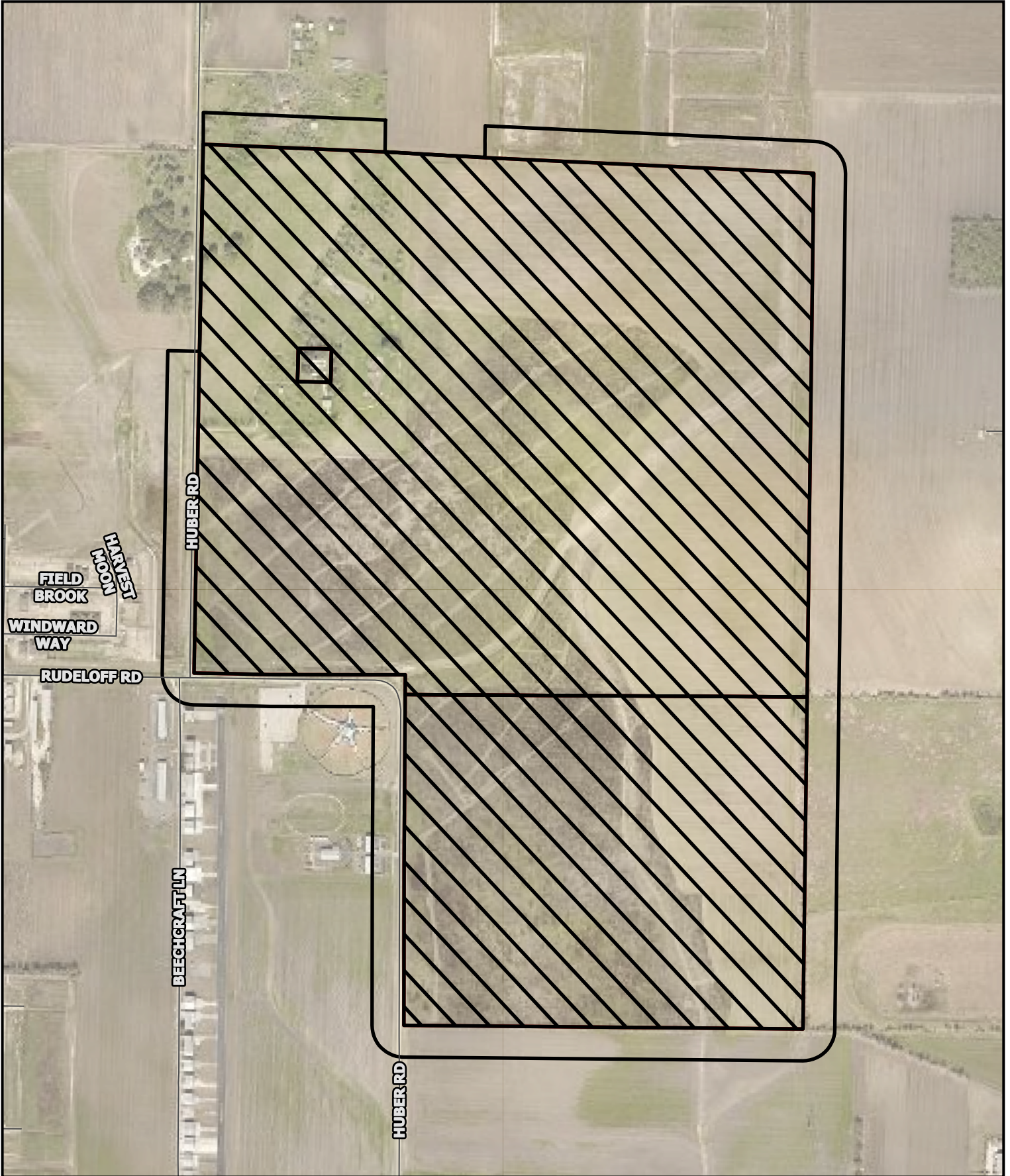
The most unique characteristic of this development is the range of residential lot sizes. The majority of new residential subdivisions being developed in Seguin offer a typical lot size of 50' x 120'. The developer is proposing a mix of 40', 50', 60', and 70' residential lots. The Unified Development Code does not identify a zoning district that allows 40' single-family lots unless they are Zero Lot Line lots (garden homes). The overall density of the Planned Unit Development will be consistent with other standard developments that offer R-1 and R-2 zoned lots (minimum 50' lots). The typical density in R-1 and R-2 zoned subdivisions is approximately 4 units per acre. Factoring in the open space (with parks and greenways), roads, and the required stormwater detention, the expected density for this development is between 3.2-3.5 units per acre. This density is supported by the Comprehensive Plan as it is less than 4 units per acre as recommended within the Farm District (per the Future Land Use Plan). This development is also proposing a maximum impervious coverage of 65% for the proposed lots, deviating 5% from the standard 60% that is required for development. This 5% deviation from the standard would not negatively affect the area due to the amount of open space that is being provided throughout the development.

40' LOTS

In a subdivision with proposed 40' minimum lot widths the density would normally be much higher, but the range of 40'-70' minimum lot widths proposed within this Planned Unit Development yields a different result. As noted above, the expected density is actually less than the typical R-1 and R-2 zoned developments. Staff's main concern with the unique 40' lots is not the overall density of the development but the localized density within the areas of the subdivision where 40' lots will be created. In these areas the availability of on-street parking will be reduced significantly due to narrow lots with standard driveways. Off-street parking requirements for the 40' lots will be two per lot, which is standard for all single-family residential developments in Seguin. Parking for extended families, families with multiple vehicles, and neighborhood visitors will be limited with the reduction of on-street parking available. To address this issue, the General Land Use Plan identifies an off-lot parking requirement within the areas developed with 40' lots. These off-lot parking pods will be located off-lot and off-street, much like visitor parking within multi-family developments. The off-lot parking spaces will be owned and maintained by the Homeowner's Association(s).

LOCATION MAP

GLUP 02-24 NW Corner of Huber & Rudeloff Rd



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.

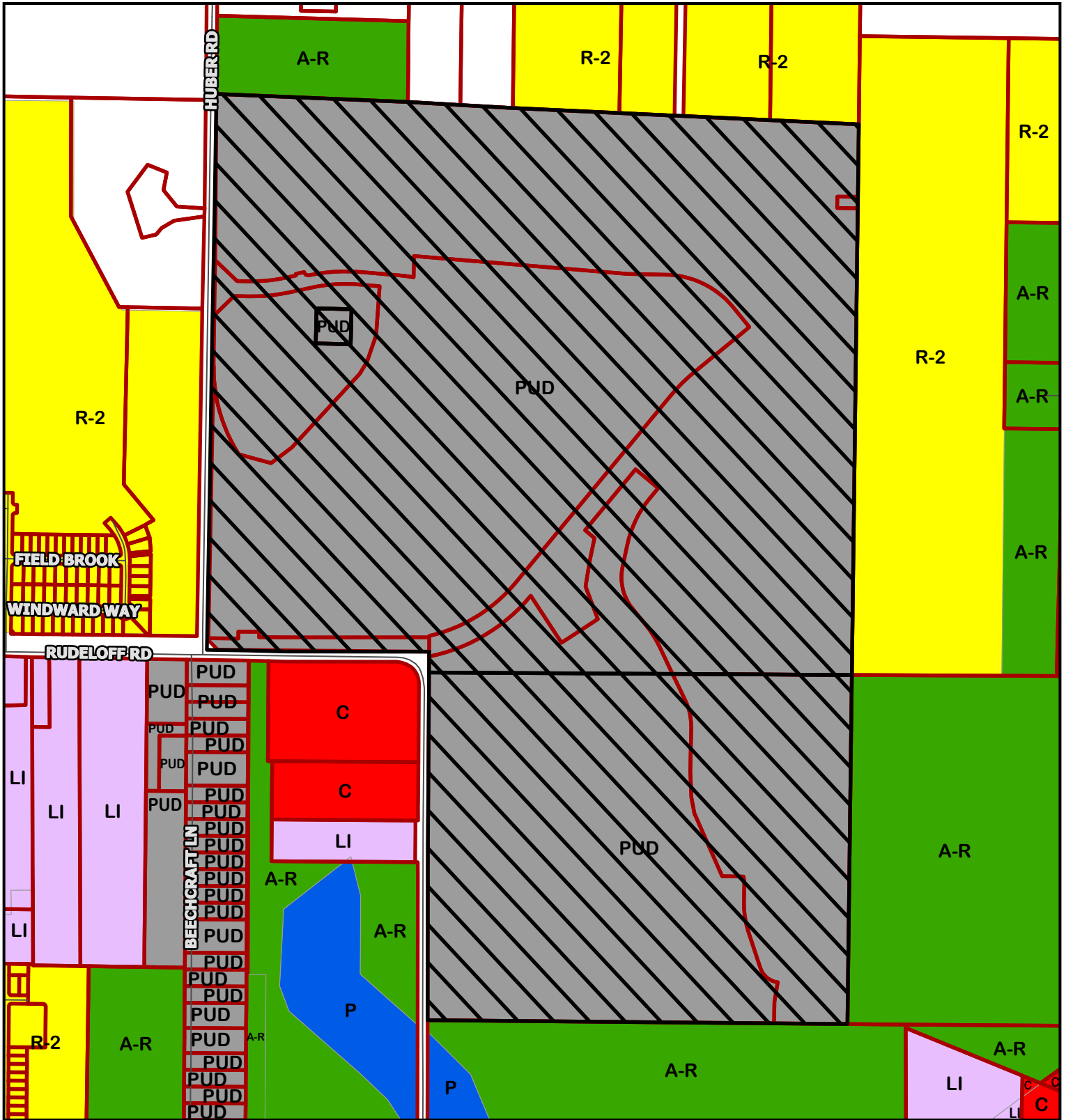
-  North
-  Site Location
-  200' Buffer
-  Parcel

1 inch = 800 feet

Printed: 6/21/2024

ZONING MAP

GLUP 02-24 NW Corner of Huber & 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	Downtown Historical District
Duplex 2	MultiFamily 2	Public	ROW	
Industrial	MultiFamily 3	Planned Unit Development	Suburban Residential	

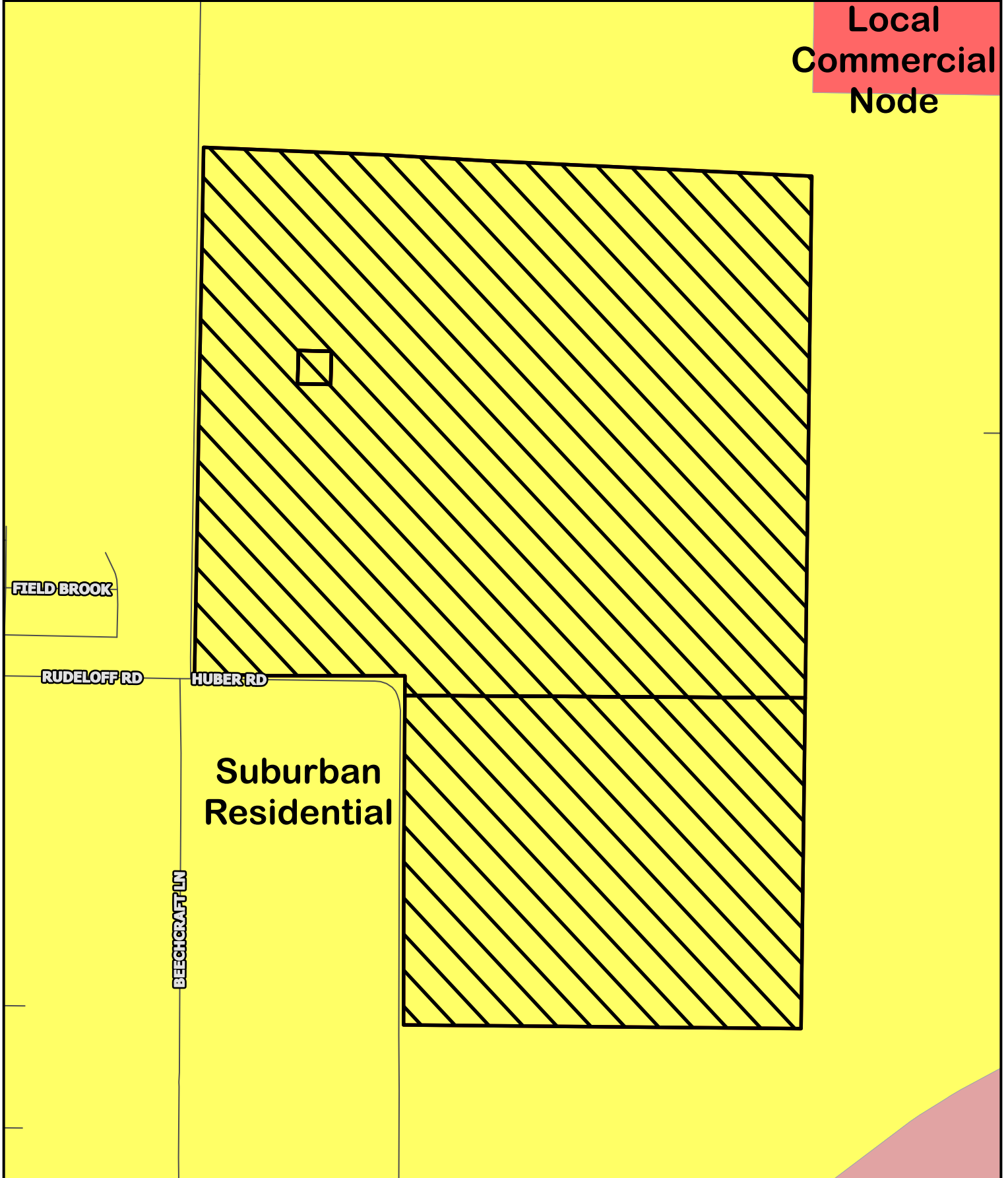
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Site Location
 Parcel

1 inch = 800 feet
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FUTURE LAND USE MAP GLUP 02-24 NW Corner of Huber & Rudeloff Rd

**Local
Commercial
Node**



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Site Location



Parcel

1 inch = 800 feet

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