



PLANNING & CODES

SUP 01-24
1700 Blk of Huber Rd
Specific Use Permit

Applicant:

Craig Bell (TRC Engineers Inc.)
505 East Huntland Drive, Ste
250
Austin, TX 78752

Property Owner(s):

City of Seguin
2307 E Walnut St
Seguin, TX 78155

Property Address/Location:

1700 Blk of Huber Rd

Legal Description:

RIO NOGALES UNIT #1 LOT 4
6.575 ACS
Property ID: 158722

Lot Size/Project Area:

6.575 acres/.54 acres

Future Land Use Plan:

Regional Commercial

Notifications:

Mailed December 28, 2023
Published December 24, 2023

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 (Booster Pump Station) to be located along the 1700 blk of Huber Rd, in a Public zoned district.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	P	Vacant lot
N of Property	C	Single family home
S of Property	C/AR	Single family home/Farmland
E of Property	A-R	Farmland
W of Property	LI	Farmland

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant is proposing a booster station, which is defined as a Utility Facility. The facility will occupy .54 acres along the 1700 Blk of Huber Rd. 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, Section 2.5.1. with associated conditions mentioned below.

Planning Department Recommendation:

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

Condition(s):

- An alternative landscaping plan will be reviewed by the planning director. Per this Sup, planting shall be required along the right of way instead of internal property lines.

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.

SITE DESCRIPTION:

The proposed utility facility will occupy 0.54 acres of the 6.575-acre tract. Current use for the site is vacant land. The applicant is proposing a booster pump station. The station is needed to service the water needs of Seguin's northwest side.

COMPATIBILITY WITH SURROUNDING LAND USES & ZONING:

The proposed facility would be across an intersection from the LCRA substation at New Braunfels Street, as well as in the vicinity of the Rio Nogales plant to the east. Due to these facility/industrial uses already existing, and the fact that the project is relatively far from any residential zoning, this is a suitable location for a utility facility site.

COMPREHENSIVE PLAN:

The property is in the Regional Commercial future land use. Development within this designation may be either vertically or horizontally mixed-use. Internal avenues and driveways should provide circulation throughout the development, offering access to parking. Enhanced development standards, such as landscaping requirements and façade treatment, should be required within proximity to major thoroughfares to soften the impact of larger parking lots and residential adjacencies.

TRAFFIC (STREET FRONTAGE & ACCESS):

The site has access to Huber Rd. and the Interstate 10 feeder road to the north. Huber is a city right-of-way, and any access will need permitting through the City, Interstate 10 access will need TxDOT approval.

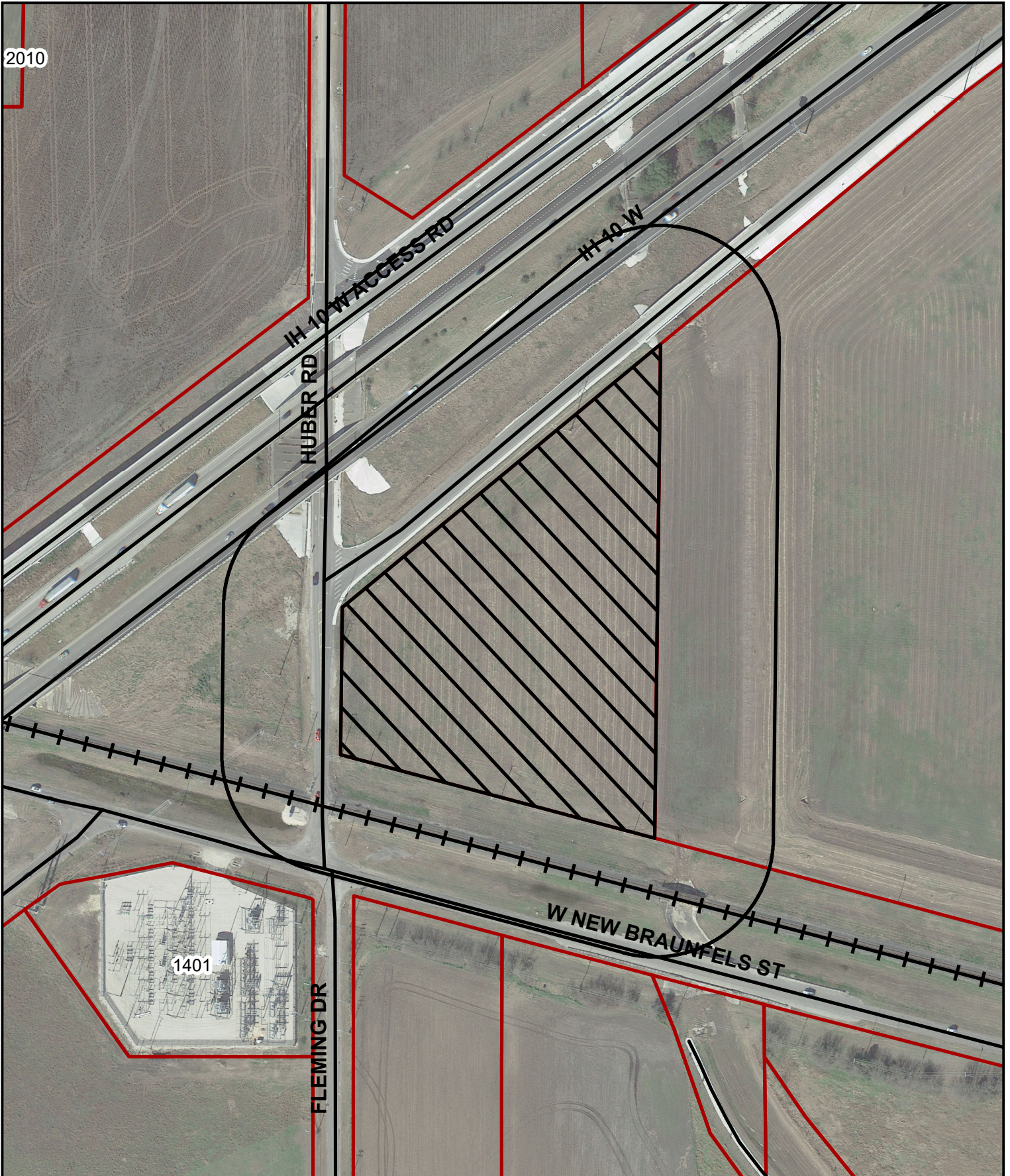
CONDITIONS FOR FINAL PROJECT APPROVAL:

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:

- An alternative landscaping plan will be reviewed by the planning director. Per this Sup, planting shall be required along the right of way instead of internal property lines.

LOCATION MAP

SUP 01-24 1700 Block of Huber Road



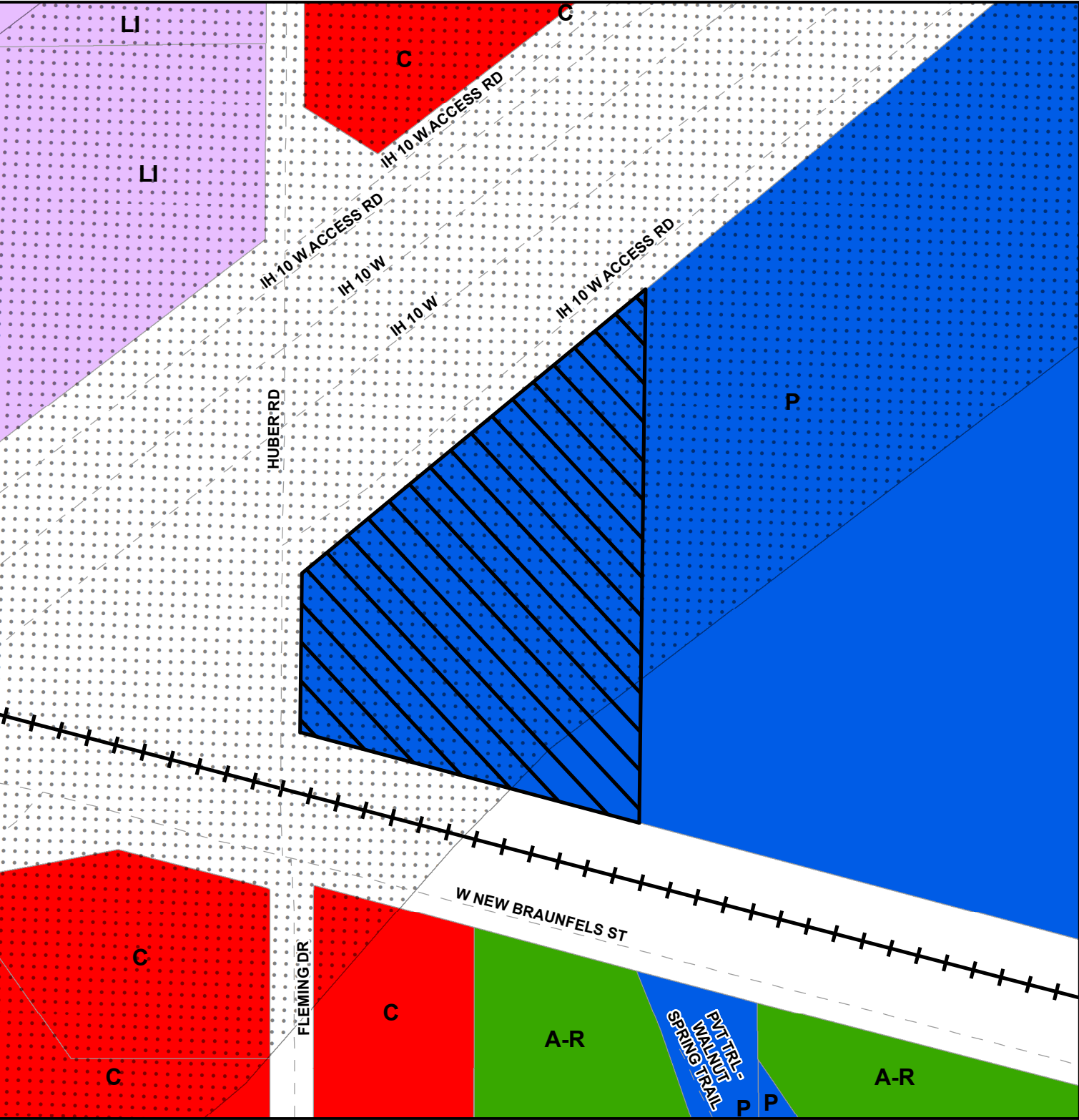
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1 inch = 214 feet
Printed: 1/3/2024

ZONING MAP

SUP 01-24 1700 Block of Huber Road



Site Location	Single Family Residential 1	Duplex 2	Manufactured-Residential	Light Industrial
Agricultural - Ranch	Single Family Residential 2	MultiFamily 1	Manufactured Home Park	Industrial
Rural Residential	Zero Lot Lines	MultiFamily 2	Neighborhood Commercial	Public
Suburban Residential	Duplex 1	MultiFamily 3	Commercial	Planned Unit Development
				ROW

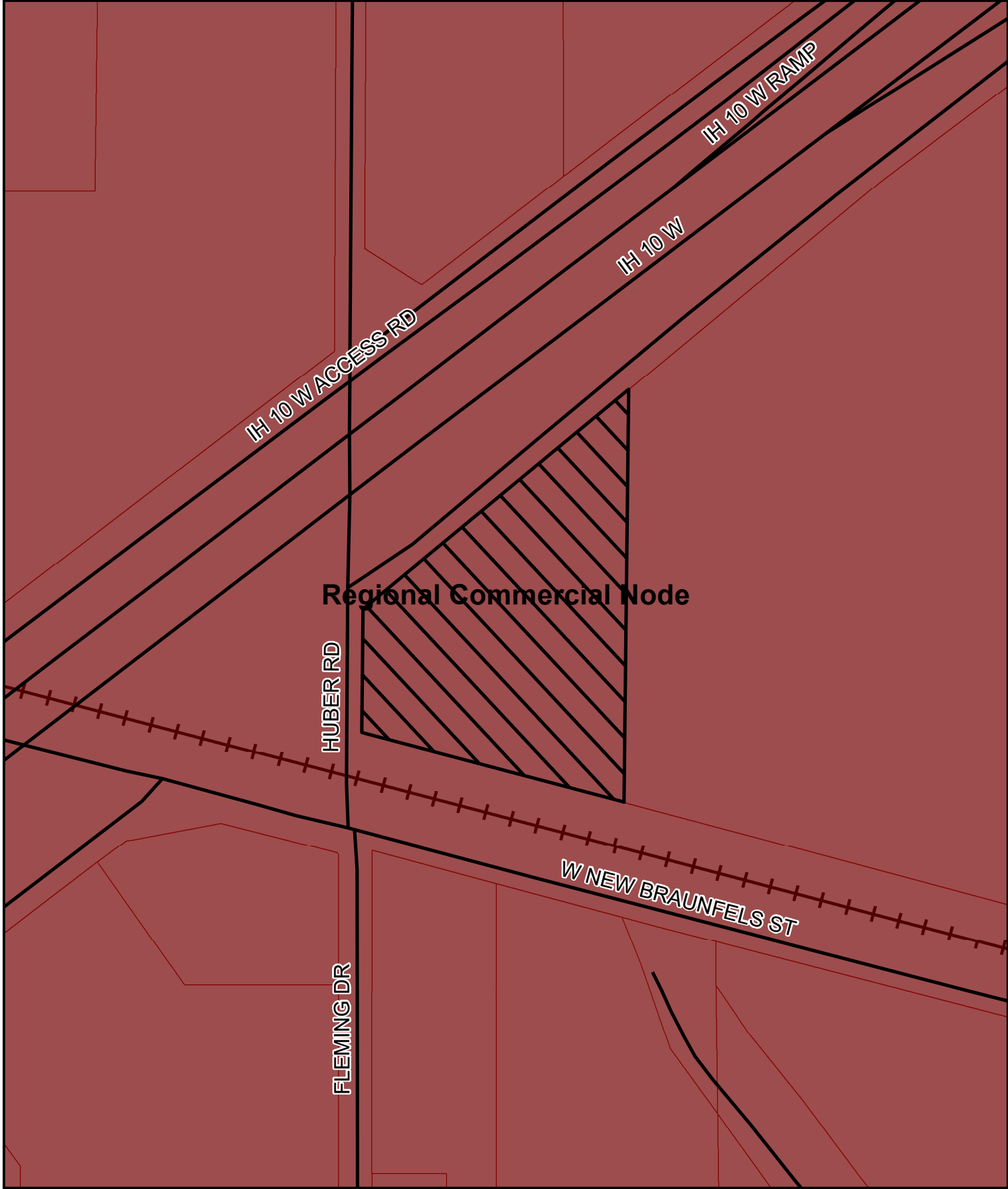
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**Site Location**
**Ownership**

1 inch = 257 feet
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