



**PLANNING & CODES**

**Applicant:**

Che Capital Asset Mgmt LLC  
200 Shermer Rd, Ste 206  
Northbrook, IL 60062

**Property Owner:**

Trekker, LTD  
700 E Hildenbrand, #100  
San Antonio, TX 78212

**Property Address/Location:**

1722 Steffens Rd

**Legal Description:**

Abs: 35 Sur: John Sowell  
Property IDs: 59126, 59127  
& 70071

**Lot Size/Project Area:**

57 acres

**Future Land Use Plan:**

Town Corridor and Riverside

**Notifications:**

Mailed: Oct. 27, 2022  
Newspaper: Oct. 23, 2022

**Comments Received:**

None

**Staff Review:**

Helena Schaefer  
Senior Planner

**Attachments:**

- Location Map
- Existing Zoning Map
- Future Land Use Plan Map
- GLUP site plan

**REQUEST:**

A Zoning Change request from Agricultural-Ranch (A-R) and Commercial (C) to Planned Unit Development (PUD).

**ZONING AND LAND USE:**

	Zoning	Land Use
<b>Subject Property</b>	A-R, C	Organic Farm
<b>N of Property</b>	A-R, C	Undeveloped land, Railroad ROW
<b>S of Property</b>	C, P	Vet Clinic, Seguin Christian Academy
<b>E of Property</b>	LI	Undeveloped land
<b>W of Property</b>	LI, P	Hexcel, City water storage tanks, SH 123 Bypass ROW

**SUMMARY OF STAFF ANALYSIS:**

The three properties, with a common address 1722 Steffens is located on the northeast corner of State Hwy 123 Bypass N and US Hwy 90 E (E Kingsbury St). The applicant is seeking a zoning change to Planned Unit Development.

The Commission should consider the recommendations of the Future Land Use Plan, as well as the existing land uses/zoning in the area. As well, the purpose of a Planned Unit Development zoning is to allow a development that may not conform to all aspects of the land use pattern and to provide a creative way to use the land that will harmonize with those existing land uses.

**CRITERIA FOR ZONING CHANGE:**

Consistency with the future land use plan – The PUD must take into account the future land use districts. The proposed commercial uses along the 123 Bypass are consistent with the Town Corridor district. The proposed uses in the remainder of the properties are not consistent with the Riverside district.

Compatible with existing and permitted uses of surrounding property – This is a undeveloped area of the City. Existing uses are varied. Commercial use along the Bypass would be compatible.

Adverse impact on surrounding properties or natural environment – Traffic and drainage issues.

Proposed zoning follows a logical and orderly pattern – Commercial development next to a major thoroughfare would follow a logical pattern of development.

Other factors that impact public health, safety or welfare – Flood zones

## **PLANNING DEPARTMENT ANALYSIS**

### **SITE DESCRIPTION**

The zoning change request consists of three parcels, totaling approximately 57 acres in size. The property was the site of an organic herb farm. The majority of the parcels have remained undeveloped. There are several water features on the properties. The eastern portion of the properties have the 500-year, 100 year and flood way zones in association with the Geronimo Creek.

### **CODE REQUIREMENTS:**

The purpose of the Planned Unit Development zoning is to allow for developments with a variety of proposed uses to conform to the intents of the comprehensive plan and result in a uniqueness that blends and complements those uses. A rezone to the PUD designation also requires a general land use plan that identifies the modifications to the typical zoning requirements outlined in the Unified Development Code; the purpose of the plan is to illustrate how the development will meet and exceed development standards. The General Land Use Plan (GLUP) is approved by the Planning and Zoning Commission and will be presented concurrently. The GLUP should identify the proposed modifications to the typical zoning requirements as outlined in the Unified Development Code.

### **COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:**

The northeast corner of State Hwy 123 Bypass North and US Hwy 90 E is mostly undeveloped. On the north side of US Hwy 90 E, there is a vet clinic zoned commercial and the Seguin Christian Academy zoned public. There is a residential use south of US Hwy 90 E. To the north of the properties, there is the railroad right-of-way. To the west is the Bypass right-of-way. On the hard corner of the Bypass and US Hwy 90 E, the property is slated for a convenience store and is in the review process for the site and building plan; it is zoned commercial. Directly across US Hwy 90E is undeveloped land with commercial and multi-family zoning. There are a few residential structures further east along US Hwy 90 E.

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

The eastern portion of these properties are located in the FEMA 500-year, 100 year and floodway zones. Any development within the 100 year and floodway zones must adhere to FEMA regulations. These flood zones are in association with Geronimo Creek. This creek is part of a Texas Commission on Environmental Quality's and the US Environmental Protection Agency's project to study urban riparian and stream restoration. The Geronimo and Alligator Creeks Partnership project, while implementing stabilization techniques, also records data for erosion and total suspended solids. In the past, the creek has had high levels of nitrate-nitrogen concentrations and E. coli bacteria.

### **COMPREHENSIVE PLAN (The Future Land Use Plan):**

These three properties fall into two future land use districts, Town Corridor and Riverside. The intent of the Town Corridor district is to regulate the traffic volumes that are generated by development between the node districts. The intent of the Riverside district is to establish a zone where the riverine landscape is preserved with appropriate development and includes the Guadalupe River and the Geronimo Creek. The Planned Unit Development zoning is an appropriate use in all future land use districts. However, the associated general land use plan should take into account these districts and their intents, while providing a creative and harmonizing development with the creek and the surrounding land uses. During the comprehensive plan process, Geronimo Creek was specifically identified as a unique district. Unique to this area is the undeveloped areas and "every measure should be taken now to assure that there is sufficient downstream capacity to accommodate future up stream development."

### **TRAFFIC (STREET FRONTAGE & ACCESS):**

The properties front State Hwy 123 Bypass North and Steffens Rd. The Bypass is a TXDOT right-of-way. Given the close proximity of the railroad overpass and its topography, there is little likelihood that TXDOT will approve any access to

this right-of-way. Steffens Rd is a City right-of-way. Currently, this is the only access point to the properties. The applicant is working with the Seguin Christian Academy to purchase some of the school's property to gain access to US Hwy 90 E. If successful, TXDOT would have to approve access onto US Hwy 90 E. A Traffic Impact Analysis study has been submitted to both the City and TXDOT.

**OTHER CONSIDERATIONS:**

As always, development of vacant land will be required to follow all development standards, to include, but not limited to platting, drainage, landscaping, public improvements (utility extension), etc.



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Helena Schaefer  
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**Attachments:**

- Location Map
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- Future Land Use Plan Map
- GLUP site plan

**REQUEST:**

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

**ZONING AND LAND USE:**

	Zoning	Land Use
<b>Subject Property</b>	A-R, C	Organic Farm
<b>N of Property</b>	A-R, C	Undeveloped land, Railroad ROW
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**SUMMARY OF STAFF ANALYSIS:**

The three properties, with a common address 1722 Steffens is located on the northeast corner of State Hwy 123 Bypass N and US Hwy 90 E (E Kingsbury St). The applicant is proposing a development with commercial use along the Bypass and multi-family use behind it.

A zoning change request to Planned Unit Development from Ag-Ranch has also been submitted and is being presented to the Planning & Zoning Commission concurrently with this GLUP request. ***The approval of this GLUP is not effective or relevant unless the Seguin City Council approves the accompanying zoning change request to PUD for these properties.***

Staff finds that the proposed general land use plan doesn't meet the intent of a Planned Unit Development's purpose. Although there are two types of land uses (commercial and multi-family), the plan defines no uniqueness, harmonization, or creativity with the Geronimo Creek environment. As well, there are no proposed modifications to the UDC that exceed standards or indicates a superior quality project design. Another PUD requirement is the proposed uses will "not generate more traffic than the streets in the vicinity can carry without congestion or diminish the quality of stormwater runoff by increasing the pollutant load." Traffic and drainage are a concern based on the proposed density.

**CRITERIA FOR ZONING CHANGE:**

Consistency with the future land use plan – The PUD must take into account the future land use districts. The proposed commercial uses along the 123 Bypass are consistent with the Town Corridor district. The proposed uses in the remainder of the properties are not consistent with the Riverside district.

Compatible with existing and permitted uses of surrounding property – This is an undeveloped area of the City. Existing uses are varied. Commercial use along the Bypass would be compatible.

Adverse impact on surrounding properties or natural environment – Traffic and possible drainage issues.

Proposed zoning follows a logical and orderly pattern – Commercial development next to a major thoroughfare would follow a logical pattern of development.

Other factors that impact public health, safety or welfare – Flood zones

## **PLANNING DEPARTMENT ANALYSIS**

### **SITE DESCRIPTION**

The zoning change request consists of three parcels, totaling approximately 57 acres in size. The property was the site of an organic herb farm. The majority of the parcels have remained undeveloped. There are several water features on the properties. The eastern portion of the properties have floodplain in association with the Geronimo Creek.

### **CODE REQUIREMENTS:**

When seeking a zoning change to PUD, a General Land Use Plan (GLUP) is required to identify the proposed modifications to the typical zoning requirements as outlined in the UDC. The GLUP must consist of the following: existing topography, existing and proposed land uses and their locations, locations of all streets, alleys, sidewalks, parking, location of all proposed public uses (such as schools, parks, playgrounds, open spaces and landscaping), a drainage plan, present and planned ownership, schedule of development, and all agreements, covenants and deed restrictions.

While the PUD zoning change request requires City Council approval, the Planning and Zoning Commission is the approving body for the GLUP. The approved GLUP is not effective unless the zoning change request is approved. If development doesn't commence within two years, the GLUP shall lapse.

### **COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:**

The northeast corner of State Hwy 123 Bypass North and US Hwy 90 E is mostly undeveloped. On the north side of US Hwy 90 E, there is a vet clinic zoned commercial and the Seguin Christian Academy zoned public. There is a residential use south of US Hwy 90 E. To the north of the properties, there is the railroad right-of-way. To the west is the Bypass right-of-way. On the hard corner of the Bypass and US Hwy 90 E, the property is slated for a convenience store and is in the review process for the site and building plan; it is zoned commercial. Directly across US Hwy 90E is undeveloped land with commercial and multi-family zoning. There are a few residential structures further east along US Hwy 90 E.

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

The eastern portion of these properties are located in the FEMA 500-year, 100 year and floodway zones. Any development within the 100 year and floodway zones must adhere to FEMA regulations.

### **COMPREHENSIVE PLAN (The Future Land Use Plan):**

These three properties fall into two future land use districts, Town Corridor and Riverside. The intent of the Town Corridor district is to regulate the traffic volumes that are generated by development between the node districts. The proposed commercial use along the Bypass would be appropriate for this future land use district. The intent of the Riverside district is to establish a zone where the riverine landscape is preserved with appropriate development. The proposed multi-family use is located mainly in this Riverside district; some of the proposed commercial use falls into the district as well. The acceptable range of residential density for this district is less than 1 dwelling unit per acre and the floor-area ratio for non-residential is less than 0.18. The GLUP is proposing 600 dwelling units and approximately 195,600 sq feet of commercial. 45 of the 57 acres is located in the Riverside district. All the proposed multi-family use falls in the Riverside district; 87,300 sq ft of the proposed 195,600 sq ft of commercial falls into the district as well. The

estimated dwelling unit per acres would be 13.3 dwelling units per acre, which exceeds the less than 1 dwelling unit per acre as recommended in this future land use district.

**TRAFFIC (STREET FRONTAGE & ACCESS):**

The properties front State Hwy 123 Bypass North and Steffens Rd. The Bypass is a TXDOT right-of-way. Given the close proximity of the railroad overpass and its topography, there is little likelihood that TXDOT will approve any access to this right-of-way. Steffens Rd is a City right-of-way. Currently, this is the only access point to the properties. The applicant is working with the Seguin Christian Academy to purchase some of the school's property to gain access to US Hwy 90 E. If successful, TXDOT would have to approve access onto US Hwy 90 E. A Traffic Impact Analysis study has been submitted to both the City and TXDOT. The study is proposing two new access points, one on US 90E and the other through the convenience store lot. The convenience store is undergoing the site plan and building plan review process. Current plans submitted by the convenience store doesn't depict this access point. The existing access, Steffens Rd, according to the General Land Use Plan will be "self-regulating", as "left-hand turns onto US Hwy 90E are not expected during peak hours". A "self-regulating measure" is not considered an appropriate traffic mitigation.

**LAND USES:**

This is a proposed development with two uses, commercial and multi-family. The proposed commercial use locations are eastern and western portions of the properties. The multi-family is "sandwiched" between the proposed commercial uses. The applicant is proposing a private park, clubhouse and a pool for amenities. The GLUP mentions the multi-use will match the riverine aesthetics but provides no details.

**DRAINAGE:**

The submitted general land use plan indicates that proposed development would utilize one of the existing ponds for onsite detention for the first two phases. As the properties drain towards the Geronimo Creek, drainage for phase 3 will be determined with the development of that phase. It is proposed that a conditional letter of map revision (CLOMR) will be sought to remove the eastern portion of the properties from the 500-year flood zone. When development commences, a drainage study will be required that provides more specifics. An approved drainage study must meet all code regulations.

**PARKING:**

As this is a large development with both commercial and multi-family uses, adequate parking will be necessary. The GLUP states "Off-street parking requirements for the commercial and multifamily properties will be onsite for each of the sites in compliance with City of Seguin Code of Ordinances". It further states the calculations use 1 off-street parking space for every 250 square footage of commercial and 1.5 off-street parking space for each dwelling unit. The parking calculations in Figure 1 don't match the UDC off-street parking requirements. The commercial calculation is 1 space for every 177 sq ft of commercial; the proposed residential spaces are calculated by square footage. The provided off-street parking calculations do not match the verbiage. If the GLUP is approved, the off-street parking calculations can not be conflicting.