



PLANNING & CODES

SUP 05-25
3654 IH 10 W
Specific Use Permit

Applicant:

Huckwin Holdings LLC
3654 IH 10 W
Seguin, TX 78155

Property Owner:

Huckwin Holdings LLC
3654 IH 10 W
Seguin, TX 78155

Property Address/Location:

3654 IH 10 W

Legal Description:

ABS: 28 SUR: WILLIAM
LEACH 4.496 ACS.
Property ID: 58031

Lot Size/Project Area:

4.496 Acs.

Future Land Use Plan:

Regional Commercial

Notifications:

Mailed: June 26, 2025
Published: June 22, 2025

Comments Received:

None at the time of
publication

Staff Review:

Kyle Waren
Planner

Attachments:

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

REQUEST:

A Specific Use Permit for an equipment storage yard in Commercial zoning located at 3654 IH-10 W.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	C	Commercial office/retail building and storage yard
N of Property	R-2	Single family housing (Ridge View Estates)
S of Property	-	IH 10 ROW
E of Property	C	Single family home
W of Property	LI	Pipe yard/storage yard

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant is requesting a Specific Use Permit (SUP) to allow the use of an equipment storage yard at 3654 IH 10 west. The property is zoned Commercial (C), and this district requires a Specific Use Permit for an equipment storage yard and servicing to add additional review to limit any negative effects to surrounding properties in the vicinity.

Planning Department Recommendation:

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

Staff are recommending approval with the following five conditions:

- A screening buffer of shrubs and trees no less than 25' behind the front property line will be required (see proposed siteplan below).
- A planting buffer of 50' with trees will also be required at the rear of the property near the adjacent single-family homes.
- Any proposed lighting shall be pointed inward towards the property, and shielded away from residences
- Abandoned sign will be refaced or removed within 6 months.
- The hours of operation will be from M-F 7:00 AM to 7:00 PM

PLANNING DEPARTMENT ANALYSIS

CASE SUMMARY: The subject property at 3654 IH 10 West is currently zoned Commercial and is used by HDW Construction as an office and equipment storage yard. The owner of the property, Huckwin Holdings, was cited by code enforcement on April 25th of this year, as the storage yard is not a permissible use in Commercial zoning without a Specific Use Permit. The applicant, Huckwin Holdings LLC, is now seeking a Specific Use Permit to make the equipment storage yard an allowed use at the location.

CODE REQUIREMENTS: The applicant was found to be using an equipment storage yard in Commercial zoning, which is prohibited, unless a Specific Use Permit is obtained. If a specific use is granted additional conditions can be added to the permit including but not limited to landscaping, buffer yards, parking, etc. The property was previously an RV sales center.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING: The site is located with an area mostly comprised of Commercial, Single-Family Residential, with some Light Industrial uses and zoning that was existing at time of annexation in 2013. The Commercial zoned property to the east is currently a legal non-conforming use (residence). The SUP requested generally fits in with these surrounding uses and zoning if all conditions are taken into consideration. This property was zoned Commercial as an RV sales lot in 2013 as part of the annexation process.

COMPREHENSIVE PLAN: The property is in the Regional Commercial designation of the FLUP and is supportive of Commercial Zoning. The Regional Commercial designation states: "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."

HEALTH, SAFETY, AND GENERAL WELFARE: noise pollution to the adjacent homes north of the property could be a potential welfare issue for those living there. This is why the condition of a vegetative rear buffer yard has been requested in staff's recommendation.

SITE DESCRIPTION:

The site of 4.496 acres is nearly all impervious cover and used mostly for an equipment storage yard save for an office/service building and a parking area in the front. The property has not been platted and is still in abstract.

TRAFFIC (STREET FRONTAGE & ACCESS): The property fronts and can only be accessed from the feeder road of IH 10 West.

PARKING: The applicant has provided a site plan that illustrates the location for parking for visitors and employees.

LOCATION MAP

SUP 05-25 3654 IH 10 W



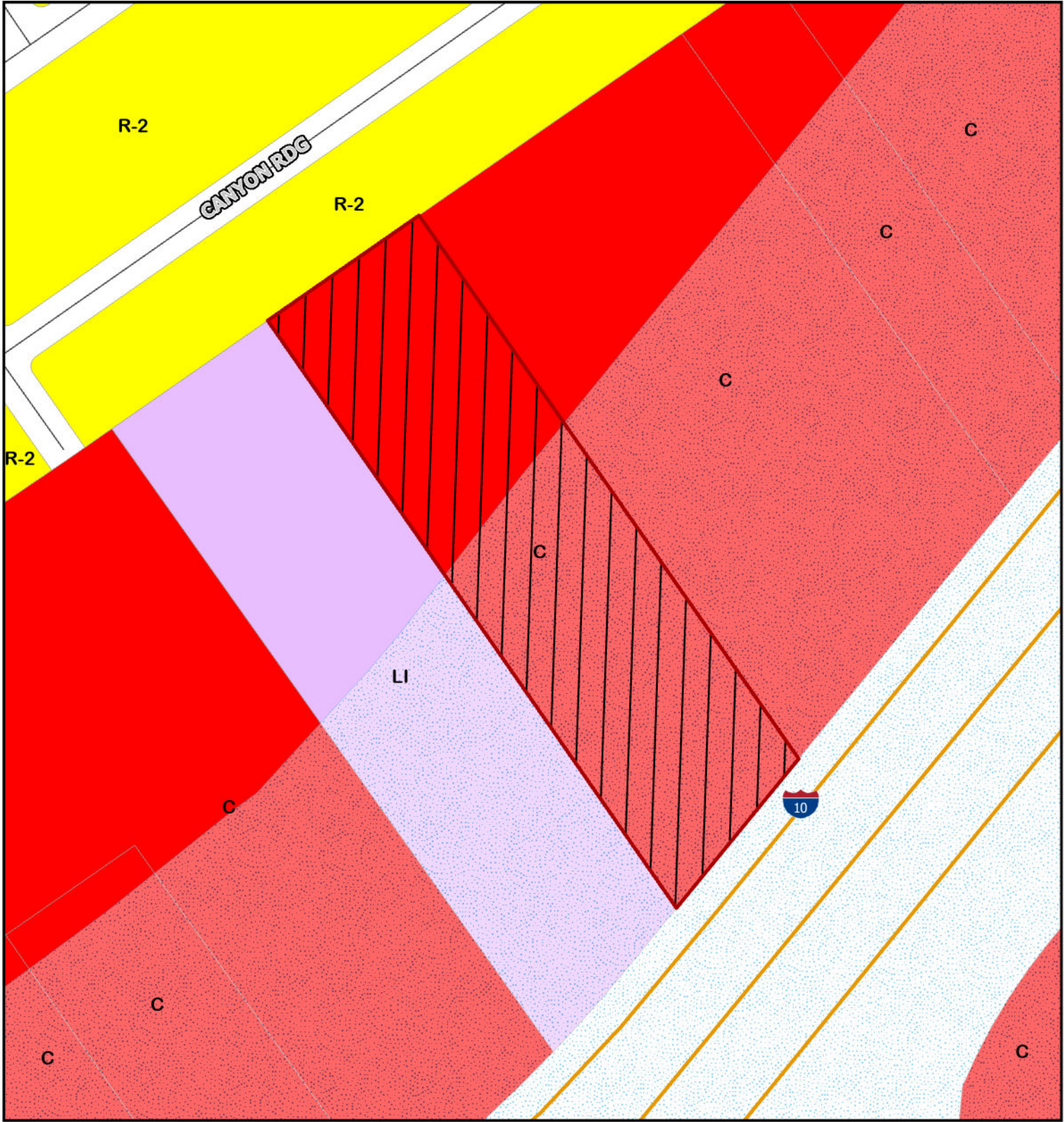
This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.



Site Location

1 inch = 167 feet

Printed: 6/16/2025



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	

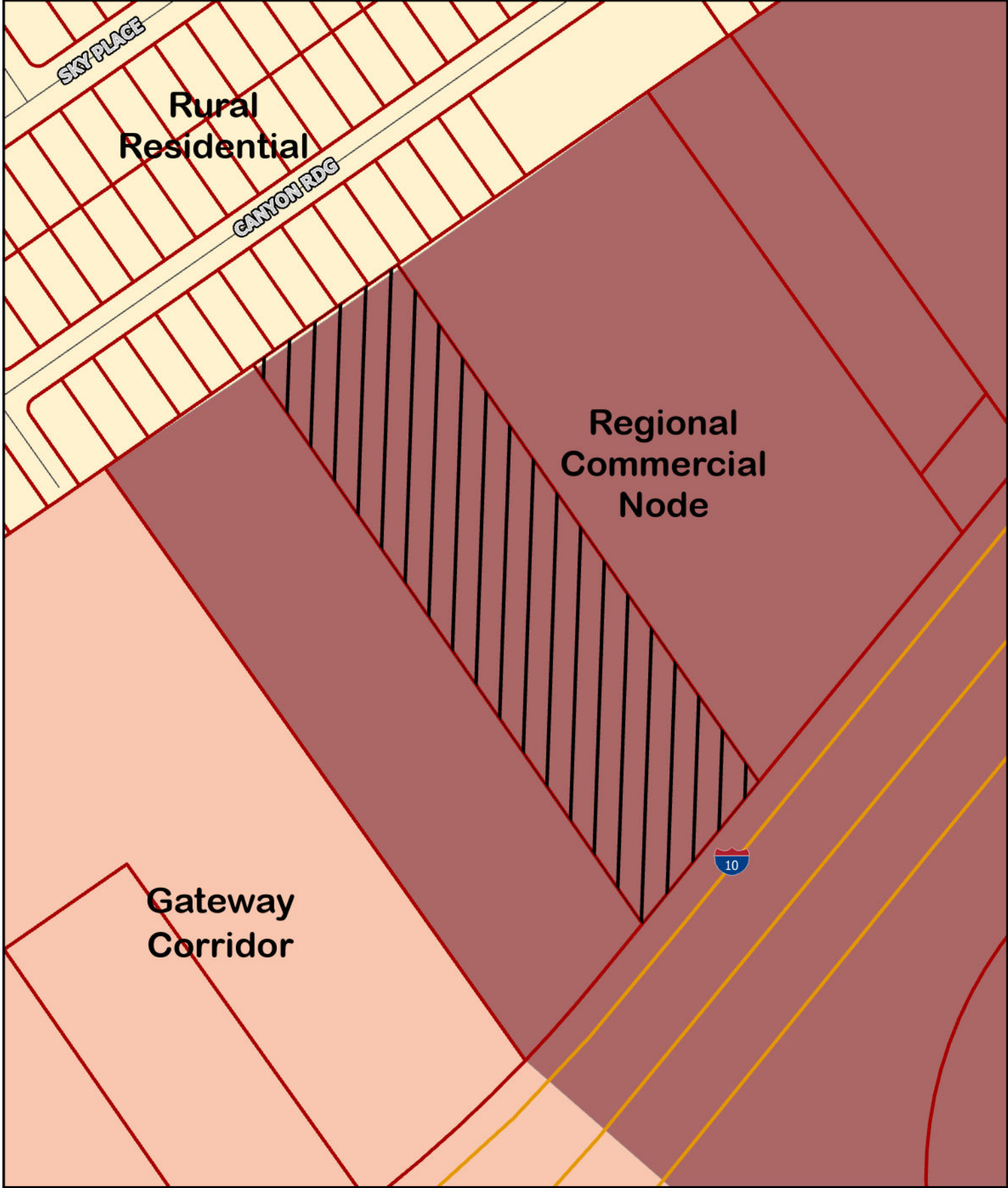
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Site Location



Parcel

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