



PLANNING & CODES

SUP 08-24
4000 IH 10 West
Specific Use Permit

Applicant:

Seguin Hilltop RV Resort, LLC
4000 IH 10 West
Seguin, Texas 78155

Property Owner:

Seguin Hilltop RV Resort, LLC
5005 West Ave., Suite 100
San Antonio, TX 78213

Property Address/Location:

4000 IH 10 West

Legal Description:

Abs. 28, William Leach
Survey, 9.29 AC
Property ID: 57996

Lot Size/Project Area:

9.29 acres

Future Land Use Plan:

Gateway Corridor

Notifications:

Mailed: Jan 2, 2025
Published: Dec 29, 2024

Comments Received:

None at the time of
publication

Staff Review:

Armando Guerrero
Planning Manager

Attachments:

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

REQUEST:

A Specific Use Permit request for an RV park in a Commercial Zoning District.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	C	RV Park
N of Property	R-2	Undeveloped Land (Ridge View Estates Subdivision)
S of Property	-	Outside City Limits
E of Property	C	Residential (Grandfathered)
W of Property	C	RV Sales

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The existing RV park was grandfathered upon annexation in 2013. The site is zoned Commercial, which allows RV Park use if an SUP is approved. The applicant is requesting the expansion of the RV Park, which requires an SUP. Considering the surrounding zoning districts and land uses, including the existing RV Park on the site, staff finds the expansion compatible and recommends approval with the following conditions:

- Screening must be provided along the property boundaries to the north, and east of the new expansion of the park from the adjoining properties. The screening must be of adequate size to provide an effective screening of the site.
- Adequate sewage facilities (septic systems) as well as water and electric connections are to be provided to ensure that each proposed RV space is served with utility connections.
- The expansion shall be limited to a maximum of 40 new RV spaces, as shown in the submitted site plan.
- The site plan is generally acceptable for the SUP but may require modifications to meet the site development requirements of the UDC including but not limited to the location of the detention pond and driveways. Modifications to the Site Plan are acceptable under the SUP as long as the three conditions above are maintained.

Planning Department Recommendation:	
	Approve as submitted
X	Approve with conditions or revisions as noted
	Alternative
	Denial

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION:

The property was zoned Commercial following annexation in 2013. The site fronts IH-10. The existing RV park occupies the southern portion of the lot. The northern portion, where the expansion of the RV park is proposed, is currently vacant. This site received a Specific Use Permit (SUP 05-21) in May of 2021, but due to inactivity the SUP expired. The past SUP (SUP 05-21) and current plan submitted are identical and show 40 new RV spaces to the north of the existing RV Park with landscaping to the north and east of the development.

CODE REQUIREMENTS:

Section 3.4.3 of the UDC- Land Use Matrix, RV Parks are only permitted in Commercial zoning districts and require a Specific Use Permit (SUP). The existing RV Park on the lot is a legal nonconforming use since it was existing at the time of annexation and does not have an SUP. The applicant is requesting to develop the northern portion of the property to expand the existing use. An SUP is required for the proposed new section of the RV park. The SUP conditions and requirements would only apply to the new area as identified on the site plan provided by the applicant.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The areas to the east and west of the property are zoned Commercial, these properties were annexed in 2013, and most uses were existing at the time of annexation. The area to the north is zoned Single Family Residential (R-2) and abuts future units of the Ridge View Estates subdivision. There are a number of RV sales lots along this section of IH 10. The lots to the east of the site are grandfathered residential lots. The existing houses and manufactured homes were grandfathered upon annexation, but the lots are zoned Commercial.

ON-SITE SEWAGE:

City of Seguin sewer is not accessible from this site. The developments in this area utilize on-site sewage facilities (aka septic systems). The Texas Commission on Environmental Quality (TCEQ) is the regulatory agency for permitting septic systems. Within the city limits, the City of Seguin carries out these regulations through septic permitting. A licensed site evaluator will be required to design the system(s) for the proposed RV Park. The system(s) will be required to meet TCEQ's regulations. Review and approval of the on-site septic requirements for this site are not under the authority of the Commission. This development, as all other developments in the City, will be required to meet all TCEQ and local permitting requirements for septic systems.

SCREENING/BUFFERING:

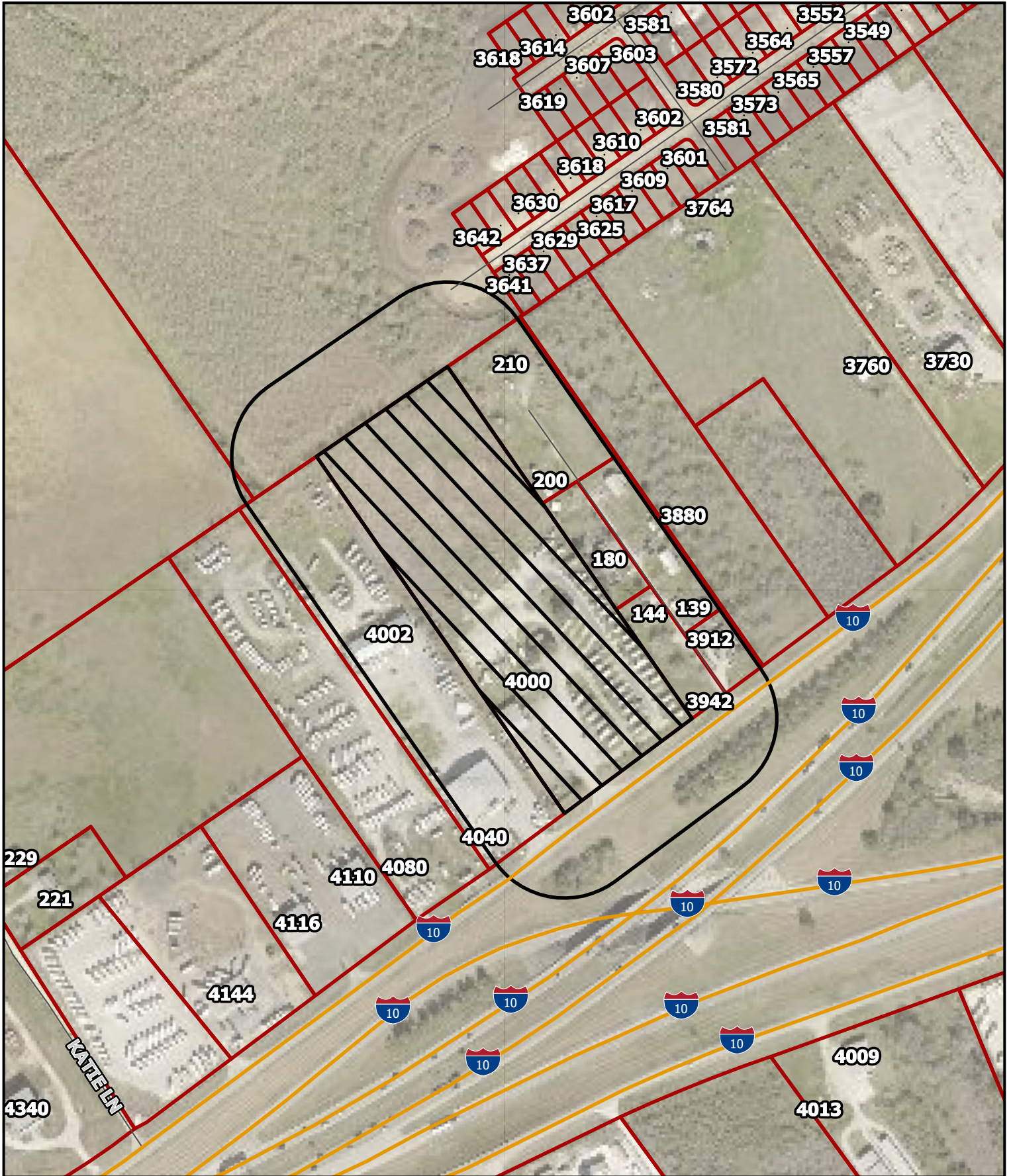
The expansion of the RV Park is set behind the existing development, so the visibility of the expansion from IH 10 is limited. The screening of the expansion should be to the north to screen for the future development of the Ridge View Estates subdivision, and the current residents east of the site.

TRAFFIC (STREET FRONTAGE & ACCESS):

The site is accessed from an existing driveway on the frontage road along IH 10. No changes to the existing driveway have been proposed on the site plan. Any changes to the driveway would be required to be reviewed and approved by TxDOT.

LOCATION MAP

SUP 08-24 4000 W IH-10

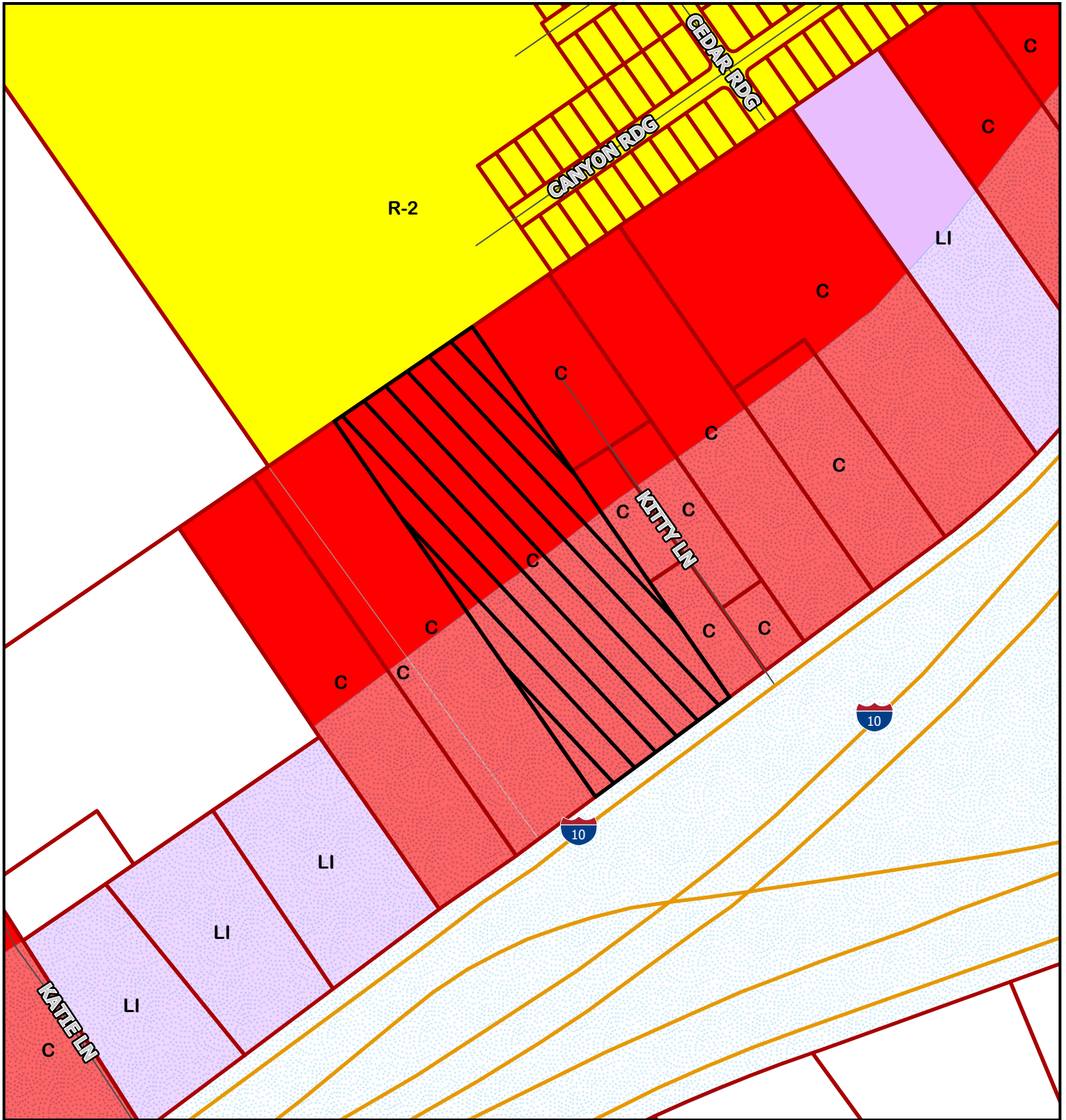


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-  North
-  Site Location
-  200' Buffer
-  Parcel

1 inch = 300 feet

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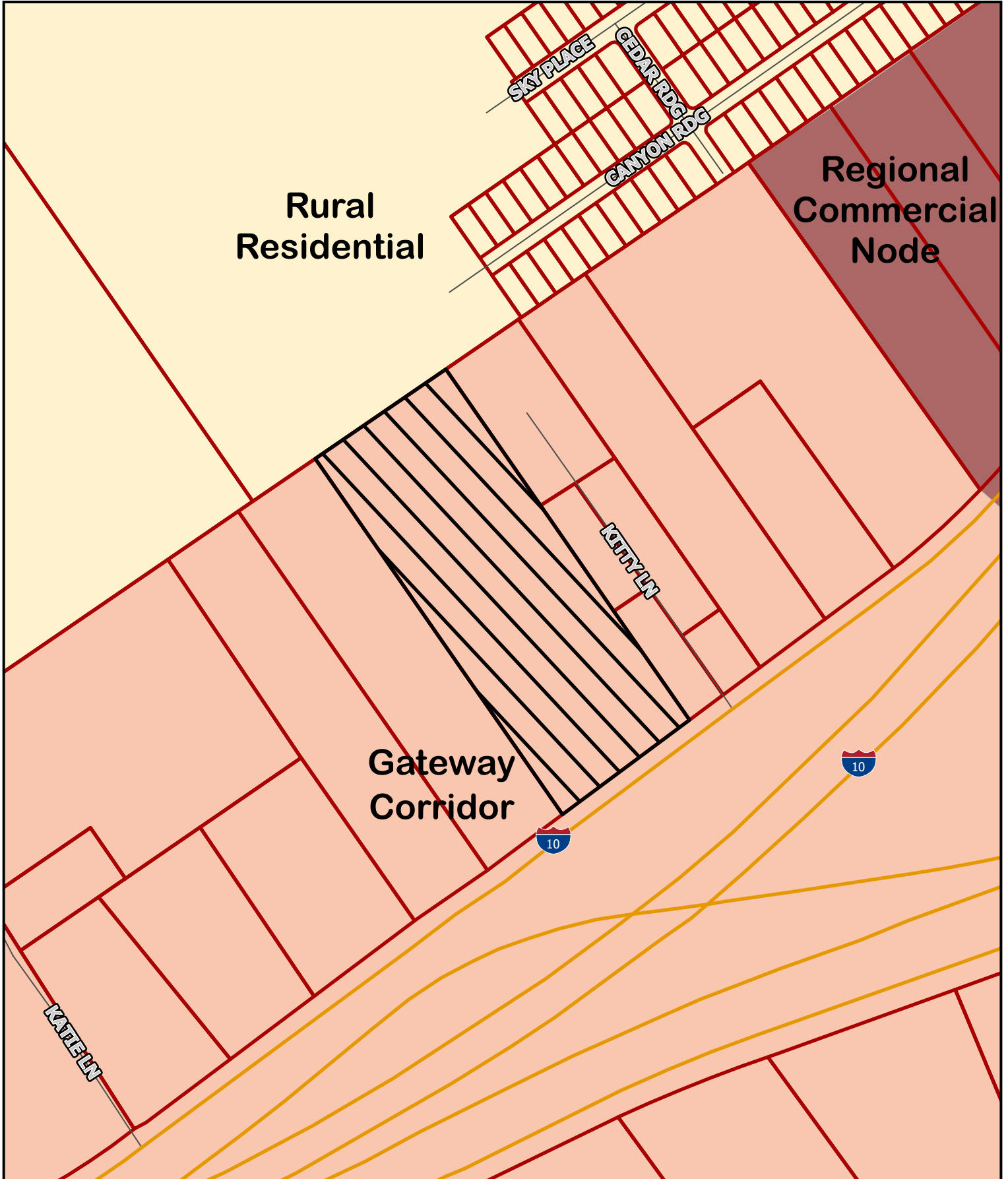


Agricultural - Ranch	Light Industrial	Manufactured Home Park	Single Family Residential 1	Zero Lot Lines
Commercial	Manufactured-Residential	Neighborhood Commercial	Single Family Residential 2	Corridor Overlay Districts
Duplex 1	MultiFamily 1	None	Rural Residential	Downtown Historical District
Duplex 2	MultiFamily 2	Public	ROW	
Industrial	MultiFamily 3	Planned Unit Development	Suburban Residential	

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Site Location
 Parcel

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Site Location



Parcel

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