



PLANNING & CODES

Planning and Zoning Commission Report

ZC 09-26 & GLUP 02-26

A request for a zoning change from Single Family Residential and Zero Lot Line to Planned Unit Development (ZC 09-26) in the 8100 block of State Highway 123 North was considered during a public hearing at the Planning & Zoning Commission meeting on July 14, 2026. In conjunction with the zoning change request, the Commission considered a request for a General Land Use Plan (GLUP 02-26)) for the proposed Planned Unit Development to allow a mixed-use development with a variety of residential lot types.

Pamela Centeno presented the staff report and made a presentation for both requests. She identified the area on the map and identified the tracts that are presently in the city limits versus those that are proposed for voluntary annexation. She explained that the GLUP only has affect on the properties once they are annexed into the city limits and zoned PUD. If the properties outside the city limits are not annexed in the future and zoned PUD, the GLUP will have no effect on those properties. The properties that are within the city limits are proposed for a zoning change and are listed on the agenda as a separate action. Ms. Centeno advised the Commission that they will need to hold the public hearings and votes must be taken on the two items separately.

Ms. Centeno gave an overview of the surrounding zoning districts and existing land uses adjacent to the proposed Planned Unit Development, which is located adjacent to the unincorporated community of Geronimo. She described the four Future Land Use Plan (FLUP) districts that this area falls in- the Gateway Corrido, Agriculture, Conservation and Rural Residential districts. She gave the acreage of land in each district and described the recommended land uses. The largest portion of the proposed development is within the Rural Residential district, which recommends a density of 1-3 units per acre. The proposed density of this development, per the proposed GLUP, is 3.75 units per acre. Ms. Centeno also gave a brief description of the proposed modifications and enhancements proposed in the GLUP. She went over the proposed modifications to the permitted land uses and the lot dimension standards. She also presented the property enhancements: a decrease in residential density, a variety of lot types, increased parking requirements, architectural design standards, an increase in open spaces and trails. She provided the detailed requirements for additional parking required for lots under 50' that are not adjacent to open spaces or accessed by alleys.

The regular meeting recessed, and a public hearing was held for the proposed General Land Use Plan.

Tom Staub of Red Oak Development, the applicant/developer for the proposed development, made a presentation to the Commission. He described how the Red Oak Development Group approaches a new project. He described the Teach Initiative they created, which established a teacher housing program that offers housing credits to teachers and public safety workers to assist them with their new home purchase. He gave an overview of the site and their vision behind it, including the process they take to determine the

design of the development. Mr. Staub noted that they are designing the subdivision around the existing oak trees by preserving them in open spaces and along trails. He talked about the proposed amenities: trails, parks, community pool, neighborhood commercial amenities like coffee shops and localized retail. He presented the proposed lot types and the percentage by lot size.

Luke Caraway (197 Stockman Drive, Dripping Springs) of ViewPoint Land Solutions presented additional information to the Commission. ViewPoint Land Solutions is the civil engineering firm for the development. He outlined the major aspects of the development and how they are exceeding the City's standard requirements for development. He described the proposed housing diversity and various lot types and sizes noting that at least 20% of the lots will be 60' and above. He described the elevated park facilities and the trails proposed for the development. He stated that the trail will connect to the Navarro ISD school campus. He also previewed the parks plan in his presentation and discussed the types of park amenities proposed throughout the development, including the area adjacent to Geronimo Creek. Mr. Caraway informed the Commission that they are also working with the City of Seguin on a proposed development agreement, which will require approval from City Council. He discussed the thoroughfares and roadway improvements through the site, including access points to the subdivision. Tom Staub closed the presentation with a description of their vision.

Commissioner Schievelbein inquired about the proposed live-work units. Mr. Staub described the concept of a business with an upstairs apartment above the commercial unit. The Commissioners asked about any proposed development within the Conservation Future Land Use District, when encompasses Geronimo Creek and the designated floodplain. The developer's timeline was also discussed, with a possible groundbreaking in Spring 2027.

Penny Knippa (1261 Willmann Rd.)

Ms. Knippa lives on Willmann Rd. along Geronimo Creek. She said that her home flooded in 1998. She expressed her concerns about the previous flooding along Geronimo Creek, noting that flooding has occurred outside the floodplain. She noted that developers have not seen the flooded waterways along the creeks here.

Leroy Muenich (387 Willmann Rd.)

Mr. Muenich reminded the Commission of recent floods in other Texas communities these past years. He said that it will happen here again. He is concerned that the proposed cottages near Geronimo Creek will be underwater during a flood event. He spoke about his experience with flooding in that area and said that this will make it worse.

Jamie Braune (2050 Link Rd.)

Ms. Braune lived on Link Rd. and bought the property in 1972. She also owns other properties in the area. She spoke about her family's past experiences with floods. She warned that the houses will flood again, just like in Kerrville.

Gary Tschoepe (1395 Willman Rd.)

Mr. Tschoepe mimicked the other residents' concerns about flooding and referred to the area as flash flood alley.

There being no further responses from the public, the regular meeting was reconvened for action. The Commission discussed flooding concerns and requirements within a floodplain, residential density, and parking along open spaces and alley-loaded lots. The Commission also discussed whether the City

should allow a developer with a bigger vision and versatility in lot designs or allow a future developer with a typical residential subdivision.

Following much discussion, Commissioner Schievelbein moved that the Planning and Zoning Commission recommend approval of the General Land Use Plan (GLUP). Commissioner Hernandez seconded the motion. After additional discussion about floodplain concerns, Commissioner Schievelbein modified her motion to include a condition that nothing can be built in the Conservation District of the property.

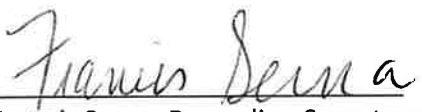
The Commission continued their discussion following the motion. Commissioner Silvius stated that the days that we have to take every development that comes into town are gone. He stated that we have to be careful about what is coming in, paying attention to the quality of life expected for this community. He reiterated Schievelbein's comment that development is imminent. He stated that there is no question that the developments in the watershed will increase waterflow, including downstream from this area and that the community needs to protect the resource of Geronimo Creek.

Following the discussion, the Commission voted on the motion to recommend approval of the General Land Use Plan (GLUP) with the condition that nothing can be built in the Conservation District of the property. The following vote was recorded:

RECOMMENDATION TO APPROVE THE GENERAL LAND USE PLAN (GLUP) WITH THE CONDITION THAT NOTHING CAN BE BUILT IN THE CONSERVATION DISTRICT OF THIS PROPERTY.

MOTION PASSED

6-0-0


Francis Serna, Recording Secretary


ATTEST: Pamela Centeno, Director of Planning & Codes

The Commission opened a hearing for the zoning change request. There being no input from the public, the regular meeting was reconvened for action.

Commissioner Davila moved that the Planning and Zoning Commission recommend approval of the zoning change request to PUD. Commissioner Schievelbein seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE THE ZONING CHANGE TO PLANNED UNIT DEVELOPMENT (PUD)

MOTION PASSED

6-0-0


Francis Serna, Recording Secretary


ATTEST: Pamela Centeno, Director of Planning & Codes



PLANNING & CODES

ZC 09-26 Staff Report
8100 blk of SH 123 North
R-1 & ZL to PUD

Applicant:

Tom Staub
PO Box 150607
Austin, TX 78715

Property Owner:

Rodg Aspire Seguin 2 Propco LLC
2121 E. 6th St, Ste 203
Austin, TX 78702

Property Address/Location:

8100 blk of SH 123 North

Legal Description:

Abs: 20, A M Esnaurizar Sur;
Abs: 20, M Cherino Survey;
Property ID(s): 56244,
52447, 52449, 175355, &
56245

Lot Size/Project Area:

Approx. 80 acres

Future Land Use Plan:

Gateway Corridor
Agriculture
Conservation

Notifications:

Mailed: July 1, 2026
Newspaper: June 28, 2026

Comments Received:

None at time of posting

Staff Review:

Pamela Centeno
Director of Planning & Codes

Attachments:

- Location Map
- Existing Zoning Map
- Future Land Use Plan Map

REQUEST:

A Zoning Change request from Single Family Residential (R-1) & Zero Lot Line (ZL) to Planned Unit Development (PUD).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	R-1 & ZL	Farmland, with sparsely populated residential
N of Property	OCL (outside city limits)	Farmland, with sparsely populated residential
S of Property	OCL	Farmland, with sparsely populated residential
E of Property	A-R & OCL	Farmland, Residential, Commercial
W of Property	OCL	Farmland, with sparsely populated residential

SUMMARY OF STAFF ANALYSIS:

The applicant is requesting a zoning change from Single Family Residential (R-1) & Zero Lot Line (ZL) to Planned Unit Development (PUD) for the proposed Canvas development. The proposed General Land Use Plan for the development proposes mostly single-family residential development with a portion of neighborhood commercial uses near SH 123 and areas of open spaces and trails.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – The Comprehensive Plan recommends commercial and low-density residential in the Gateway Corridor and Agriculture districts. Open space is recommended in the Conservation district.

Compatible with existing and permitted uses of surrounding property – The subject site is in an undeveloped area of the city. Single-family residential uses are common in this area.

Adverse impact on surrounding properties or natural environment – A development of this size will increase traffic. Access will be provided from SH 123. Additional access to this development will be from Friedens Church Road and Link Rd. Additional traffic analysis and a plan for necessary improvements will be addressed during the development process. A Traffic Impact Analysis will be required for the development.

Proposed zoning follows a logical and orderly pattern – A pattern of residential growth is common in areas near schools and developed communities.

Other factors that impact public health, safety, or welfare – The portion of the property that abuts Geronimo Creek is within the FEMA floodplain. The floodplain will be regulated in accordance with local and federal laws. The developer is proposing open space areas with a trail along Geronimo Creek.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION:

This 80-acre tract was annexed into the city limits in 2022 and zoned for single family residential development.

CODE REQUIREMENTS:

The current zoning allows for single family residential lots that meet the lot dimension requirements for the R-1 and ZL zoning districts, while the proposed PUD zoning would allow for a wider range of residential lot types as proposed by the developer. A zoning change to PUD requires the approval of a General Land Use Plan (GLUP). The GLUP will serve as the guiding document for development of the site and is designed to creatively complement the proposed use while ensuring there is no adverse impact on the development or the neighboring properties.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The site is surrounded by farmland and sparsely populated residential development on large lots. Most of the area is outside the city limits and is not subject to zoning. The area to the east that is within the city limits is zoned Agricultural Ranch.

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

The portion of the property that abuts Geronimo Creek is within the FEMA floodplain. The floodplain will be regulated in accordance with local and federal laws. The developer is proposing open space areas with a trail along Geronimo Creek.

COMPREHENSIVE PLAN:

The development spans across three districts in the Future Land Use Plan:

Gateway Corridor – (28 acres) The portion of the property that fronts SH 123 is within the Gateway Corridor district. The Comprehensive plan recommends commercial land uses in this district, but single-family residential land uses are appropriate if planned comprehensively with commercial development along the highway. Residential density is recommended at 1-3 units/acre. The proposed density for this development is 3.75 units/acre.

Agriculture – (24 acres) The northern portion of the development is within the Agriculture district which supports single-family residential land uses, but recommends a density of 0-2 units/acre.

Conservation – (28 acres) The portion of the development that is within the floodway that follows Geronimo Creek is within the Conservation district. This area should be reserved for ecologically-focused uses like parks, trails, and open spaces. Consistent with the recommendations of the Comprehensive Plan, the developer is proposing open space areas with a trail along the creek and within the Conservation district.

TRAFFIC (STREET FRONTAGE & ACCESS):

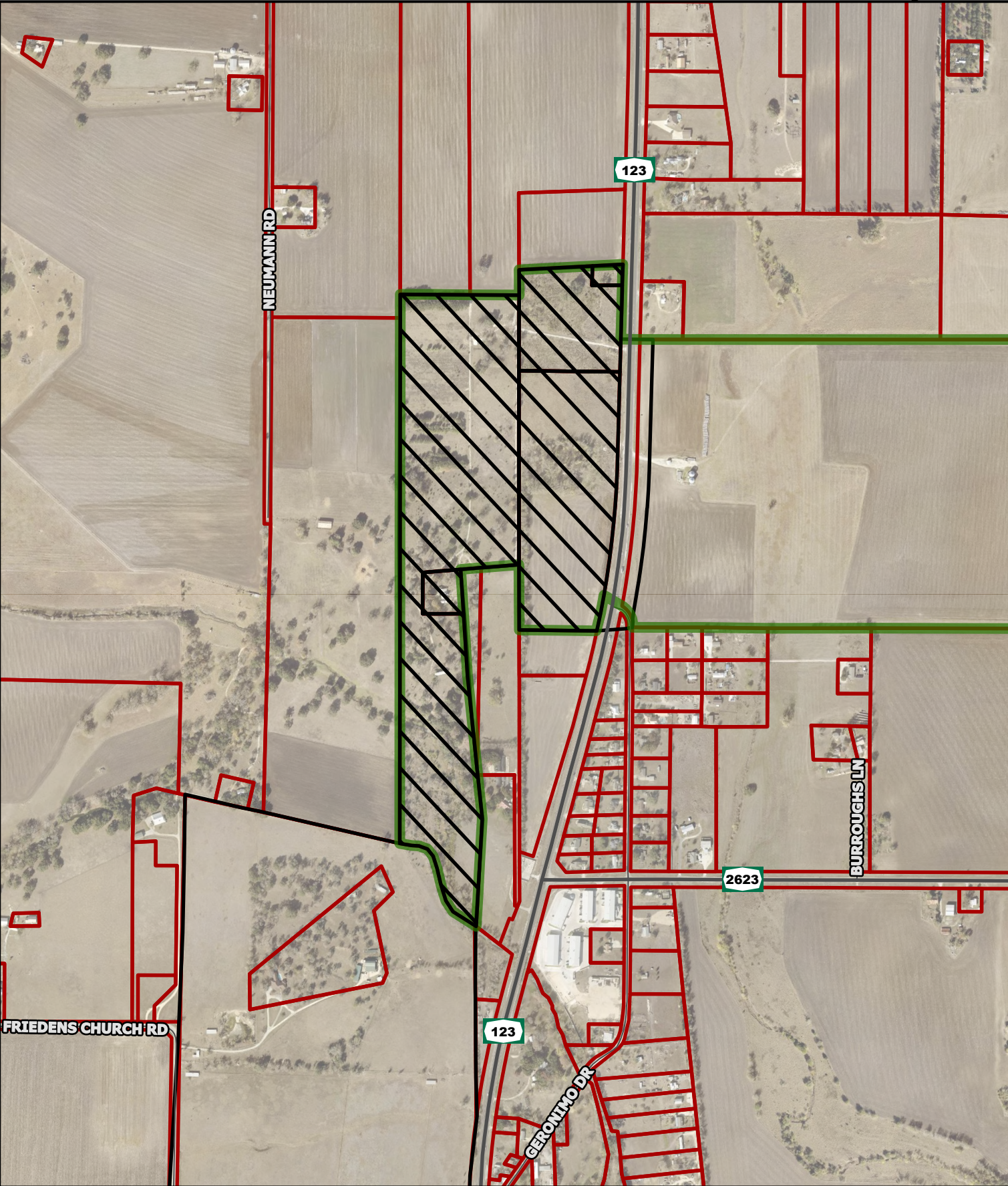
The property has access to SH 123. The southern portion of the proposed development, that is not yet within the city limits, has access to Friedens Church Rd and Link Rd as well. The Master Thoroughfare Plan identifies a future parkway connecting Friedens Church Rd to FM 2623 at SH 123. The required Traffic Impact Analysis will identify how the traffic generated by this development will impact the existing transportation network and will determine the improvements necessary to mitigate the traffic impacts.

GENERAL LAND USE PLAN (GLUP):

This property is proposed as part of the “Canvas Tract” development, which is a proposed 352-acre Planned Unit Development. The General Land Use Plan for the proposed development is being considered as a separate agenda item.

LOCATION MAP

ZC 09-26 8100 Blk of State Hwy 123 N



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Site Location

200' Buffer

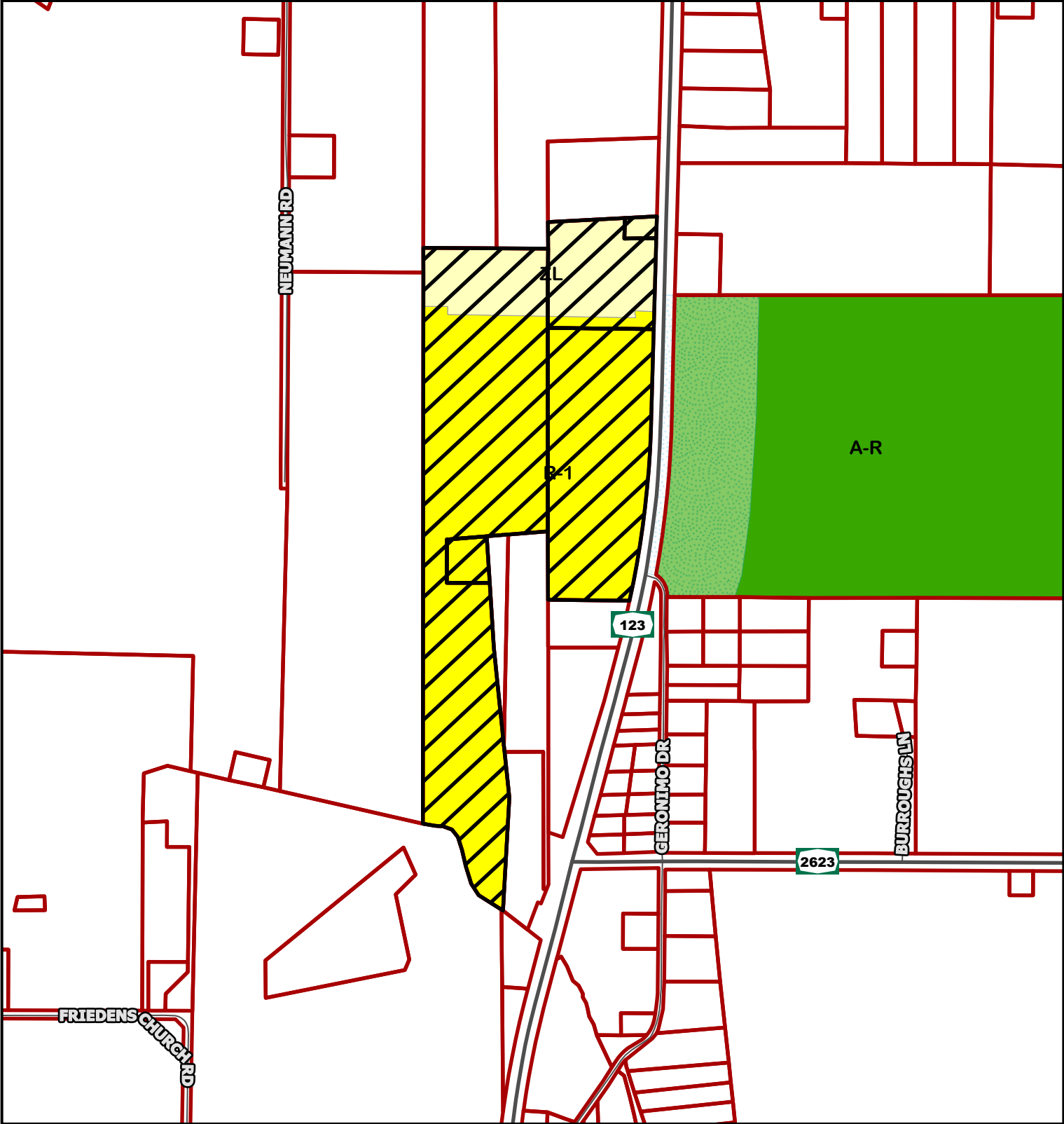
Parcel

1 inch = 800 feet

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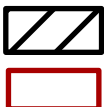
ZONING MAP

ZC 09-26 8100 Blk of State Hwy 123 N



- | | | | | |
|----------------------|--------------------------|--------------------------|-----------------------------|----------------------------|
| 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 | |
| Duplex 2 | MultiFamily 2 | Public | ROW | |
| Industrial | MultiFamily 3 | Planned Unit Development | Suburban Residential | |

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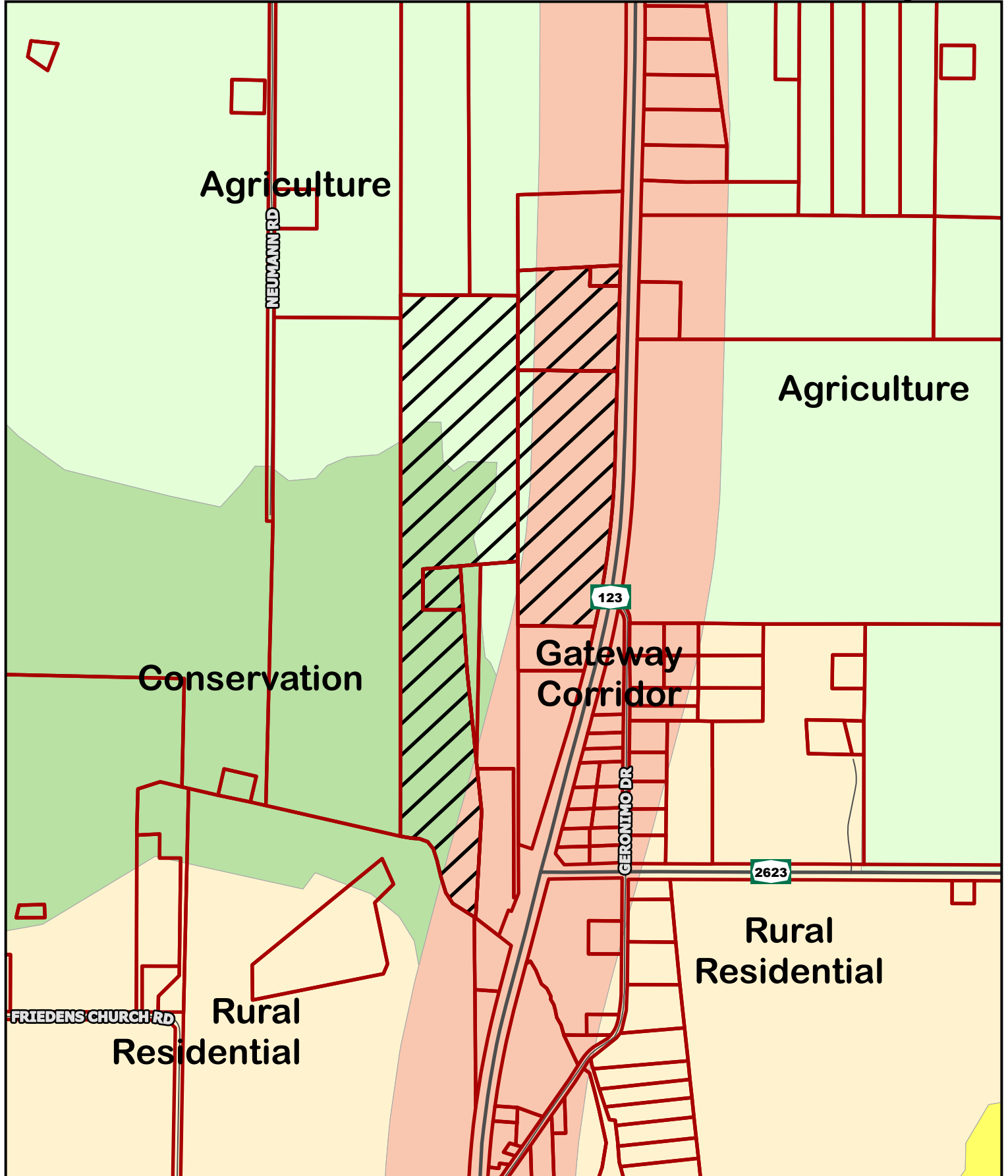
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Site Location

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