



## **Planning and Zoning Commission Report ZC 14-21**

A request for Zoning Change 14-21 from Agricultural Ranch (A-R) to Planned Unit Development District (PUD) for property located at the NW corner of Huber Road and Rudeloff Road, Property ID 55713, 55715, and 167657 was considered during a public hearing at the Public and Virtual Planning & Zoning Commission meeting on June 8, 2021.

Pamela Centeno presented the staff report for the Planned Unit Development. She explained that a Planned Unit Development (PUD) zoned district is established for developments that do not conform in all respects with the zoning requirements. A proposed PUD is required to be accompanied by a General Land Use Plan (GLUP), which identifies the proposed modifications to the typical zoning requirements as adopted within the Unified Development Code. Development of a PUD cannot begin unless both the zoning designation and the GLUP are approved.

Ms. Centeno gave an overview of the surrounding land uses and zoning districts, describing the residential growth occurring in the area. The property is located within three future land use districts: Farm, Town Corridor, and Central Township. The proposal to create a unique development with a variety of residential lot sizes and open spaces is consistent with the recommendations of the Comprehensive Plan. Ms. Centeno noted that the Corridor districts are characterized by their association with major thoroughfares. The extension of Rudeloff Road, identified as an arterial, bisects the proposed development and the property has frontage along Huber Road and Rudeloff Road. Ms. Centeno also described the off-lot parking pods that will be established for additional neighborhood parking where the lot widths are narrow.

Ms. Centeno advised the Commission that two letters in opposition and one letter in support were received. She explained the concerns from the Huber Airpark HOA and provided a map showing the airport approach zone of Huber Airpark. Staff recommended approval of the zoning change request to Planned Unit Development and the General Land Use Plan.

Doug Faseler, representing Bitterblue introduced the Bitterblue Team and provided a presentation of the proposed development.

The regular meeting recessed and a public hearing was held.

Randy Starbuck, 317 Sol Del Rio and 597 Beechcraft Lane expressed safety concerns regarding the airport approach zone of Huber Airpark. Mr. Starbuck stated there are many different activities at the airpark which create a lot of noise. He suggested that the developer should have a disclaimer about the airport noise.

County Commissioner Engelke, 214 E. Pine, Seguin Texas stated he likes the layout of the proposed development but pointed out that he is not in support of 40' lots.

Gordon Schroeder expressed concerns regarding the 200' public notification. Mr. Schroeder stated he was not within the 200', although felt he should have received a notice.

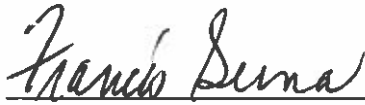
Following the public hearing the regular meeting reconvened for action.

After consideration of the staff report and all information given regarding Zoning Change (ZC 14-21), Commissioner Spahn moved that the Planning and Zoning Commission recommended approval of the zoning change from Agricultural Ranch (A-R) to Planned Unit Development District (PUD) for the property located at the NW corner of Huber Road and Rudeloff Road. Vice-Chair Kirchner seconded the motion. The following vote was recorded:

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

**MOTION PASSED**

**5 -0-0**



Francis Serna, Planning Assistant



ATTEST: Pamela Centeno,  
Director of Planning & Codes



## PLANNING & CODES

### Applicants:

Pape-Dawson Engineers, Inc.  
2000 NW Loop 410  
San Antonio, TX 78213

### Property Owner:

David & Mary Reiley  
3471 Huber Rd  
Seguin, TX 78155

### Property Address/Location:

NE corner-Rudeloff & Huber

### Legal Description:

Abs: 20, A M Esnaurizar Sur;  
Abs: 6, H Branch Survey  
Property Ids: 55715, 55713,  
167657

### Lot Size/Project Area:

Approx. 415 acres

### Future Land Use Plan:

Farm, Town Corridor,  
Central Township

### Notifications:

Mailed May 27, 2021  
Newspaper May 23, 2021

### Comments Received:

None

### Staff Review:

Pamela Centeno,  
Director of Planning & Codes

### Attachments:

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

## ZC 14-21 Staff Report NE Corner of Rudeloff Rd and Huber Rd Zoning Designation to PUD

### REQUESTS:

A Zoning Change request to Planned Unit Development for a mixed-use development.

### ZONING AND LAND USE:

	Zoning	Land Use
<b>Subject Property</b>	A-R	Farmland, Residence
<b>N of Property</b>	A-R, R-2	Residential (in development)
<b>S of Property</b>	C, A-R	Undeveloped Farmland
<b>E of Property</b>	A-R	Undeveloped Farmland
<b>W of Property</b>	R-2, C, LI	Proposed Residential Subdivision north of Rudeloff Rd., Commercial Developments south of Rudeloff Rd.

### SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant is proposing a mixed-used development with a variety of lot sizes for residential development, a pocket of neighborhood commercial land uses along Rudeloff Rd, and a network of open spaces with parks and greenways.

Staff finds that the developer's proposal to create a unique development with a variety of residential lot sizes and open spaces is consistent with the recommendations of the Comprehensive Plan and recommends approval of the zoning change request to Planned Unit Development.

A General Land Use Plan has been submitted to and reviewed by staff and is being presented to the Planning & Zoning Commission concurrently with the request for the zoning change.

### Planning Department Recommendation:

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

## **PLANNING DEPARTMENT ANALYSIS**

### **SITE DESCRIPTION**

The approx. 415-acre site is currently being used for agricultural-ranch uses, with the owner's single family residence located on the northern tract.

### **CODE REQUIREMENTS:**

The applicant is requesting a change from A-R to Planned Unit Development (PUD). The PUD zoning district is established for developments that do not conform in all respects with the zoning requirements. Well-planned developments provide for a variety of uses in the development pattern of the City. A proposed PUD is required to be accompanied by a General Land Use Plan (GLUP), which identifies the proposed modifications to the typical zoning requirements as adopted within the Unified Development Code.

While the PUD zoning designation requires City council approval, the approval authority for the GLUP is the Planning & Zoning Commission. Development of a PUD cannot begin unless both the zoning designation and GLUP are approved. These two agenda items are taken as separate actions.

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

This is an area of significant growth with a number of single-family residential subdivisions proposed to the west, north, and east. These proposed developments are in various stages of the development process. There is also an area of existing commercial development south of Rudeloff Rd. Existing developments include a private airpark, softball complex, and a construction company.

### **COMPREHENSIVE PLAN:**

The property is located in three future land use districts: Farm, Town Corridor, and Central Township. When the Comprehensive Plan was adopted in 2008, agriculture was the dominant use in the Farm district. Complementary uses within this district include cluster residential developments and passive open spaces such as green belts. Single-family residential land uses are supported by the Comp. Plan but densities are not recommended to exceed 4 units per acre. The Central Township and Town Corridor districts support single-family land uses as well but with higher densities. Corridor districts are characterized by their association with major thoroughfares. The extension of Rudeloff Rd., identified as an arterial, bisects this development. Commercial uses are supported along the thoroughfares, specifically along Rudeloff Rd.

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

The development of the property will be required to follow the City of Seguin's ordinances, which includes stormwater and drainage standards.

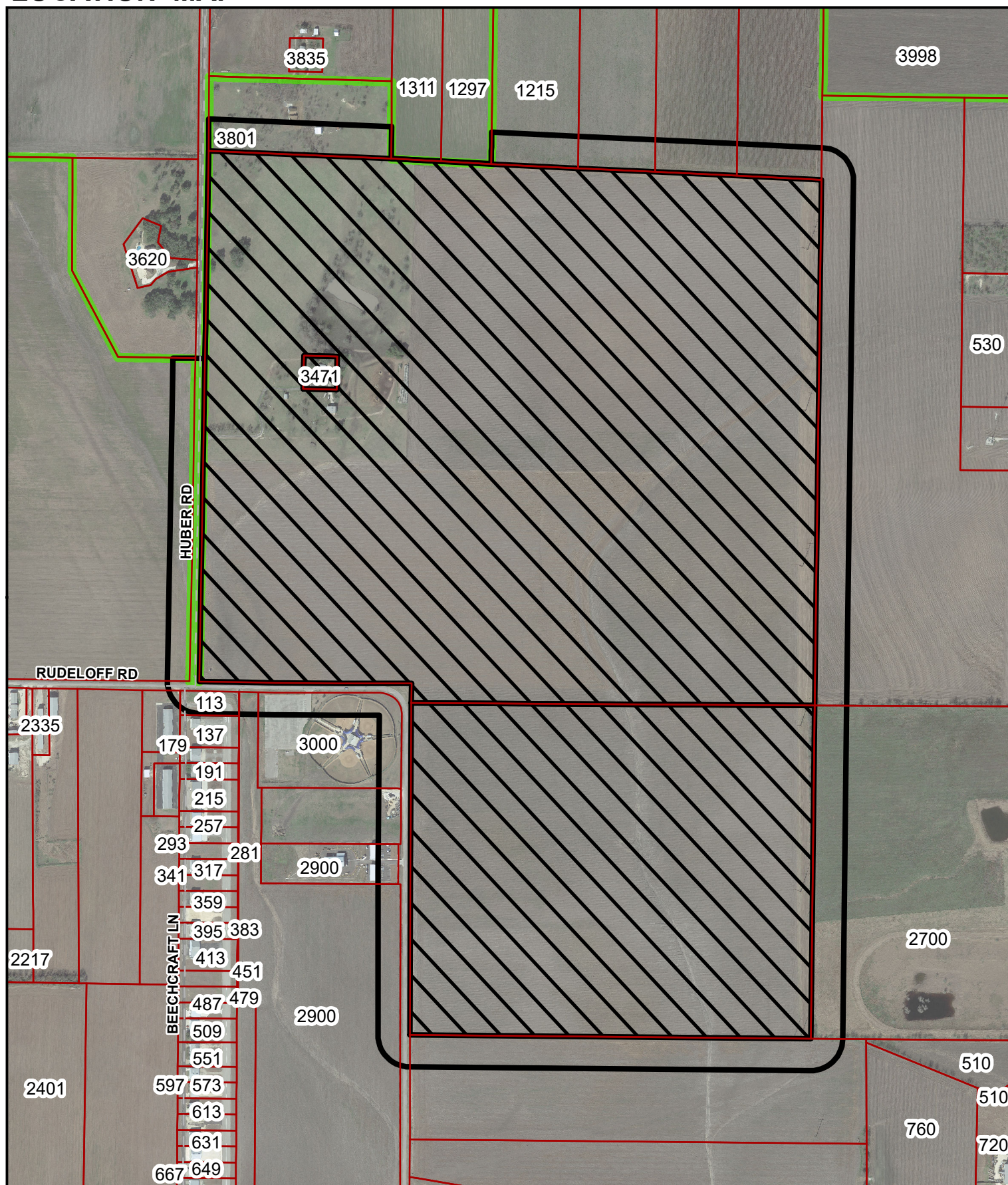
### **TRAFFIC (STREET FRONTAGE & ACCESS):**

The property has frontages along Huber Rd and Rudeloff Rd. The Master Thoroughfare Plan also identifies the extensions of Rudeloff Rd and Stempel Rd through this tract. The alignments of these extensions are still conceptual and pending design, but will provide regional connectivity between two major thoroughfares in Seguin- State Hwy 123 and State Hwy 46.



## LOCATION MAP

**ZC 14-21 NW Corner of Huber & Rudeloff Rd**



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 Sequim assumes no liability for errors on this map or use of this information.





## Lot Lines



## 200' Notification Buffer

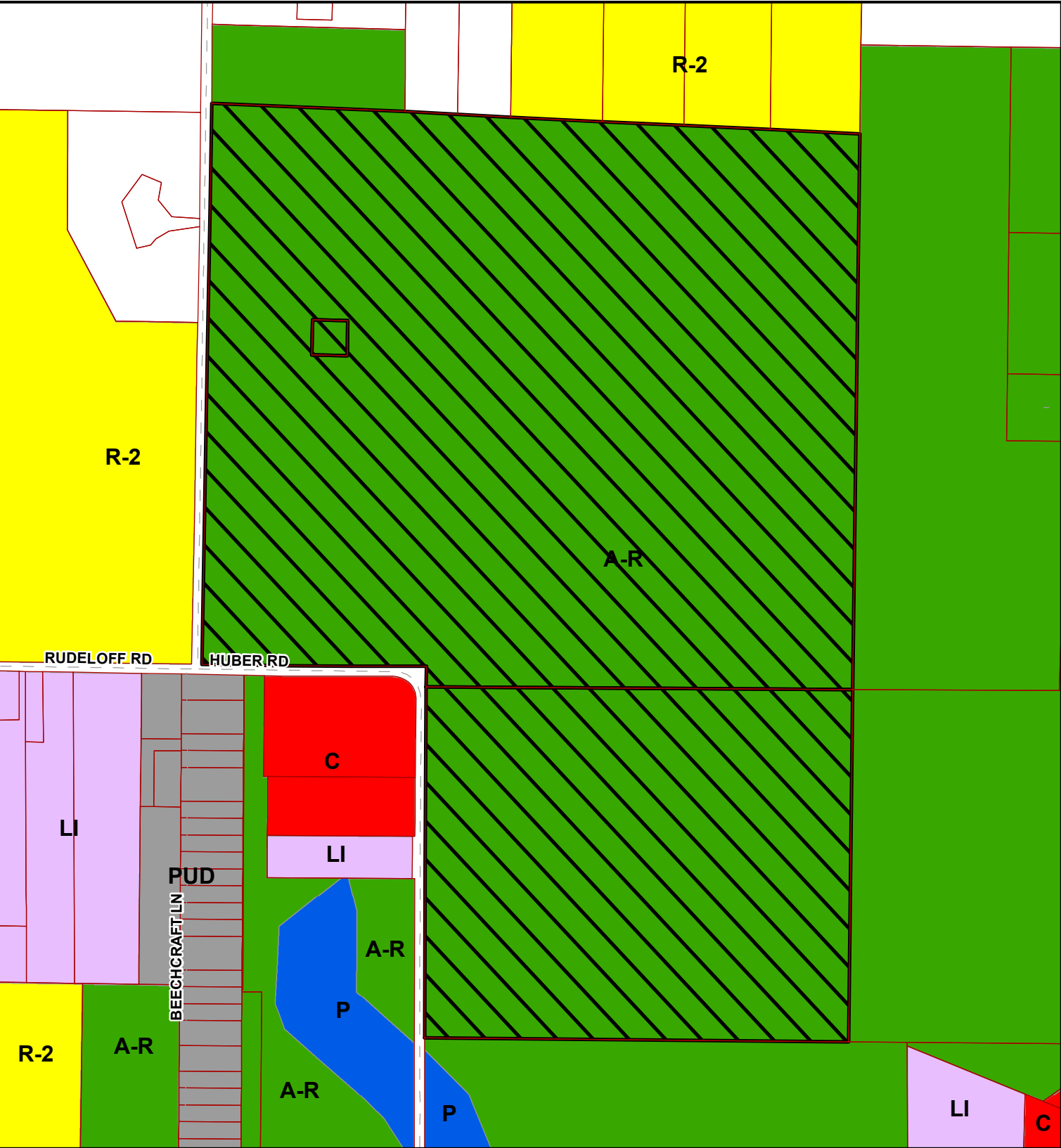
1 inch = 800 feet

Printed: 5/18/2021



ZONING MAP

ZC 14-21 NW Corner of Huber & Rudeloff Rd



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
Single Family Residential 1	Duplex 2	Manufactured-Residential	Light Industrial	ROW

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Ownership

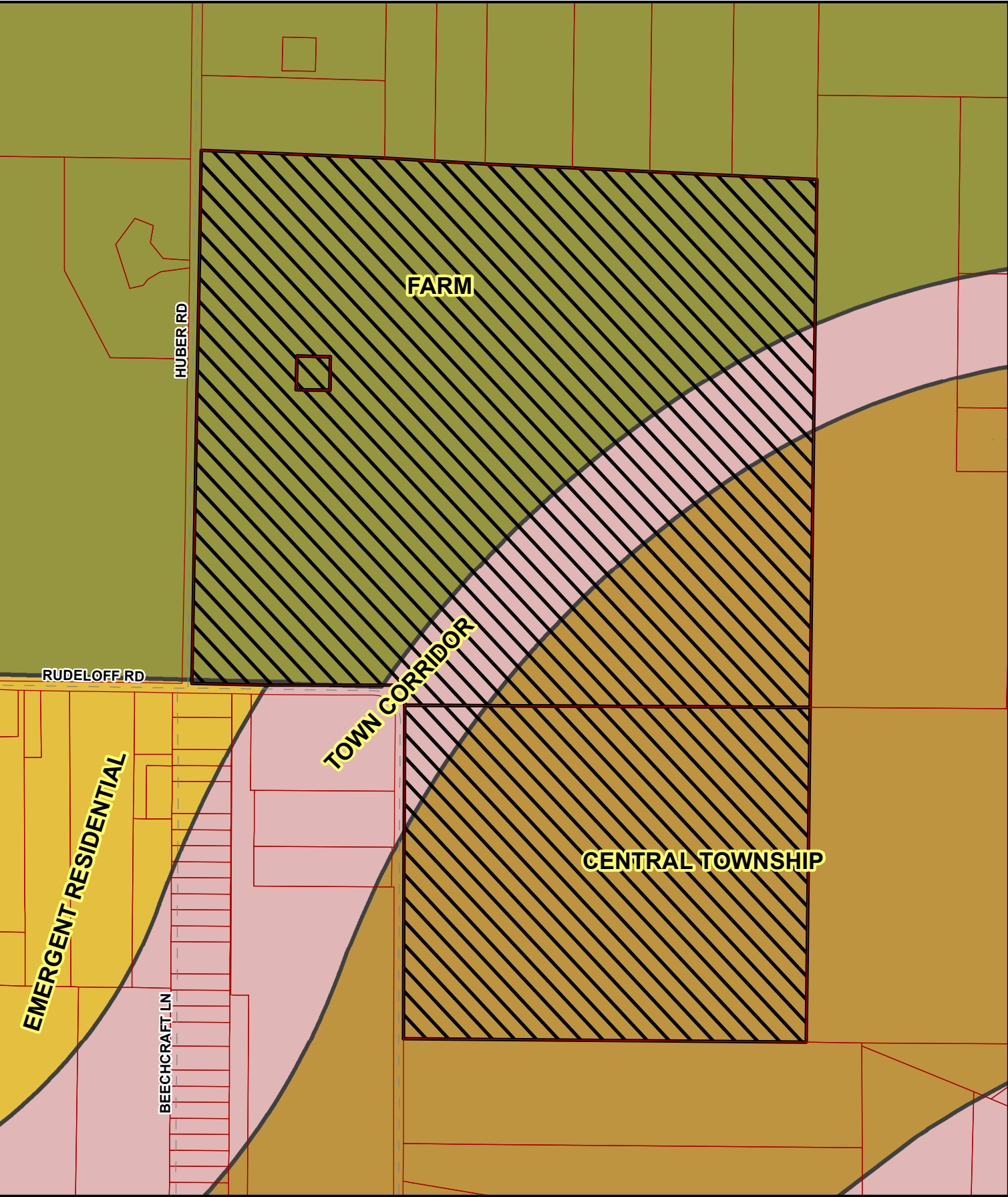
Site Location

1 inch = 800 feet

Printed: 5/18/2021

FUTURE LAND USE MAP

ZC 14-21 NW Corner of Huber & Rudeloff Rd



In order to be on record, this form may be filled out and mailed to the Planning and Zoning Department, City of Seguin, P. O. Box 591, Seguin, Texas 78156.

Please be advised that under the Open Records Act, Public Information is Available to All Members of the Public. Section 552.023 of the Government Code provides that a governmental body may not deny access to information to the person, or the person's representative, to whom the information relates. Public information includes correspondence, comments relevant to public issues and other information received from the public regardless of the medium in which it is received, collected or retained.

JUN 04 2021

REPLY

Re: NW corner of Huber Road and Rudeloff Road  
Property ID 55713, 55715, 167657

(ZC 14-21) (GLUP 01-21)

Name: Derrick Smith

Mailing Address: 395 Beachcraft Ln

Phone No.: [REDACTED]

Physical Address of property (if different from the mailing):  
\_\_\_\_\_

If "In Favor" or "Opposed" please explain why in space allotted below:

In Favor ☐

Opposed ☒

Reasons and/or comments FLOODING & we have enough  
low rent housing already,  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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JUN 04 2021

REPLY

Re: NW corner of Huber Road and Rudeloff Road  
Property ID 55713, 55715, 167657

(ZC 14-21) (GLUP 01-21)

Name: Benjamin & Amy Tschirhart

Mailing Address: 3801 Huber Rd, Seguin, TX 78155

Phone No.: [REDACTED]

Physical Address of property (if different from the mailing):  
\_\_\_\_\_

If "In Favor" or "Opposed" please explain why in space allotted below:

In Favor ☐

Opposed ☒

Reasons and/or comments We are opposed to the zoning change to Planned unit development as it will increase the flow of rain water runoff on our land and not allow proper drainage; will cause an increase in property value/taxes; will increase traffic through the area; create additional noise pollution; change the natural aesthetics of the agricultural ranch land; and may lead to an increase in the crime rate in the immediate area due to the increased population.

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REPLY

JUN 04 2021

Re: NW corner of Huber Road and Rudeloff Road  
Property ID 55713, 55715, 167657

(ZC 14-21) (GLUP 01-21)

Name: DENNIS Huber

Mailing Address: PO Box 1301 Seguin, TX 78156

Phone No.: [REDACTED]

Physical Address of property (if different from the mailing):  
\_\_\_\_\_

If "In Favor" or "Opposed" please explain why in space allotted below:

In Favor ☒

Opposed ☐

Reasons and/or comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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