



PLANNING & CODES

GLUP 02-26 Staff Report 8100 blk of SH 123 North “Canvas Tract” Development General Land Use Plan

Applicant:

Tom Staub
PO Box 150607
Austin, TX 78715

Property Owner(s):

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

Tack WCR LLC
230 Klattenhoff Ln
Hutto, TX 78634

Bonnie Neumann
6525 N. State Hwy 123
Seguin, TX 78155

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): 55878, 55879, (a
portion of) 55834, 56244, 52447,
52449, 175355, & 56245

Lot Size/Project Area:

Approx. 352 acres

Future Land Use Plan:

Gateway Corridor,
Agriculture, Conservation
& Rural Residential

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
- General Land Use Plan

REQUEST:

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

ZONING AND LAND USE:

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

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant is proposing a mixed-used development with a variety of residential lot types and a pocket of neighborhood commercial land uses along State Highway 123 North.

While smaller lots are proposed for a portion of this development, the developer is proposing approximately 100 acres of the 352-acre development for open space, parkland, and a trail. Staff finds that the developer's proposal to create a unique development with a variety of residential lot types meets the recommendations of the Comprehensive Plan for a density of less than 4 units/acre. The developer proposes a development that will ensure that the smaller housing types are offset by distributed open space. The developer also proposes to preserve the areas along the Geronimo Creek, as recommended by the Comprehensive Plan.

Planning Department Recommendation:

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

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The 352-acre site is currently being used for agricultural-ranch uses, with barns, sheds, and two single-family homes. The area is located to the north and west of the unincorporated community of Geronimo.

The proposed development spans across multiple tracts of land. The northernmost portion of the proposed development, 80 acres on SH 123 North, was annexed into the city limits in 2022. The developer plans to request voluntary annexation of an additional 272 acres for the proposed development.

LAND USES:

The developer of this tract is proposing a mixed-use development with a variety of residential lot types and a pocket of neighborhood commercial land uses along State Highway 123 North. The developer is also proposing approximately 100 acres of open space and parkland within this development, including a large open space area along Geronimo Creek.

CODE REQUIREMENTS:

Properties zoned as Planned Unit Developments (PUD) require a General Land Use Plan (GLUP), which identifies the proposed modifications to the typical zoning requirements as adopted within the Unified Development Code. Properties must be annexed into the city limits prior to be assigned a zoning district, as zoning does not apply within the unincorporated areas of the County. A General Land Use Plan (GLUP), however, only takes effect once a property is zoned to Planned Unit Development (PUD). This GLUP is being proposed and requested for the entire 352-acre site, including the area proposed for future annexation. The GLUP, if approved, will only apply to the areas of development upon annexation and future zoning to PUD.

RESIDENTIAL LOT SIZES

This development proposes a mix of single-family residential lot sizes, ranging from 35' to 60'+. The developer proposes a variety of residential lot types including front load lots, alley load lots, and cottage lots. Only alley-loaded lots will be allowed a minimum 35' lot width; front-loaded lots must meet a minimum 40' lot width. The developer is also proposing cottage lots near the open-space area next to Geronimo Creek. The General Land Use Plan proposes the following mix of residential lot types:

Residential Lot Type	Front Load Lots	Alley Load Lots	Cottage Lots
Percentage of total lot count	70-90%	10-20%	0-10%
Additional Criteria	A maximum of 40% of the front load lots shall be less than 50' in width. A minimum of 20% of the front load lots shall be 60' in width or greater.	-	-

Density:

The applicant is proposing a maximum of 1,323 residential lots. The typical density in R-1 and R-2 zoned subdivisions is 4-5 units per acre. Factoring in the 100 acres of open space (with parks, open spaces and greenways), in addition to roads, and stormwater detention, the proposed density for this development is 3.75 units per acre. This density is supported by the Comprehensive Plan as it is less than 4 units per acre as recommended within the Rural Residential district (per the Future Land Use Plan). This development is also proposing a maximum impervious coverage of 65% for front-loaded lots and 70% for alley-loaded lots, deviating from the standard 60% that is required for typical single-family residential lots. This deviation from the standard would not negatively affect the area due to the amount of open space that is being provided throughout the development.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

Existing Land Uses- This development is proposed in a rural area located near the unincorporated community of Geronimo. Only the northern portion (80 acres) of the proposed 352-acre development is within the city limits presently. The remaining areas will be voluntarily annexed into the city limits prior to development. The land uses in the areas north and west of this development are also rural and agricultural, with sparsely populated residential areas along roadways. The Geronimo community is located east of this development, which includes the elementary and middle school campuses of Navarro ISD.

Zoning- The majority of the properties abutting this proposed development are not located within the city limits, thus they are not zoned. The two properties in the city limits that are near the proposed development are zoned Agricultural Ranch.

The development of large single-family residential subdivisions is not uncommon in the rural areas of Guadalupe County. The Navarro Ranch subdivision, a large single-family residential development in the unincorporated area of Guadalupe County is located less than a mile north of this proposed development.

COMPREHENSIVE PLAN:

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

Gateway Corridor – (50 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.

Agriculture – (24 acres) A small area in 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 – (43 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.

Rural Residential – (235 acres) The largest portion of the development (68%) is within the Rural Residential district. The Comprehensive Plan recommends low-density residential development. It supports subdivisions in which a substantial portion of the land is preserved as contiguous open space. Sidewalks or trails should connect residents to open spaces within the development. The density recommended in the Rural Residential district is 1-3 units/acre. The proposed density for this development is 3.75 units/acre

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, building codes, etc. 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. As previously noted, the developer is proposing open space areas with a trail along Geronimo Creek.

TRAFFIC (STREET FRONTAGE & ACCESS):

The property has frontages along SH 123, Friedens Church Rd, and Link Rd. The Master Thoroughfare Plan identifies a future parkway connecting Friedens Church Rd to FM 2623 at SH 123. Exhibit E shows the major roadway entrances and connections planned for this development. 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.

PROPOSED MODIFICATIONS TO OFF-STREET PARKING REQUIREMENTS

In a subdivision that allows 35' and 40' lot widths the density would normally be much higher, but the range of lot widths proposed within this Planned Unit Development yields a different result. As noted above, the expected density is actually less than the typical R-1 and R-2 zoned developments. Staff's main concern with the smaller lots is not the overall density of the development but the localized density within the areas of the subdivision where smaller lots will be created. In these areas the availability of on-street parking will be reduced significantly due to narrow lots with standard driveways. Off-street parking requirements for all residential lots will be two per lot, which is standard for all single-family residential developments in Seguin. Parking for extended families, families with multiple vehicles, and neighborhood visitors will be limited with the reduction of on-street parking available in the areas with smaller lots.

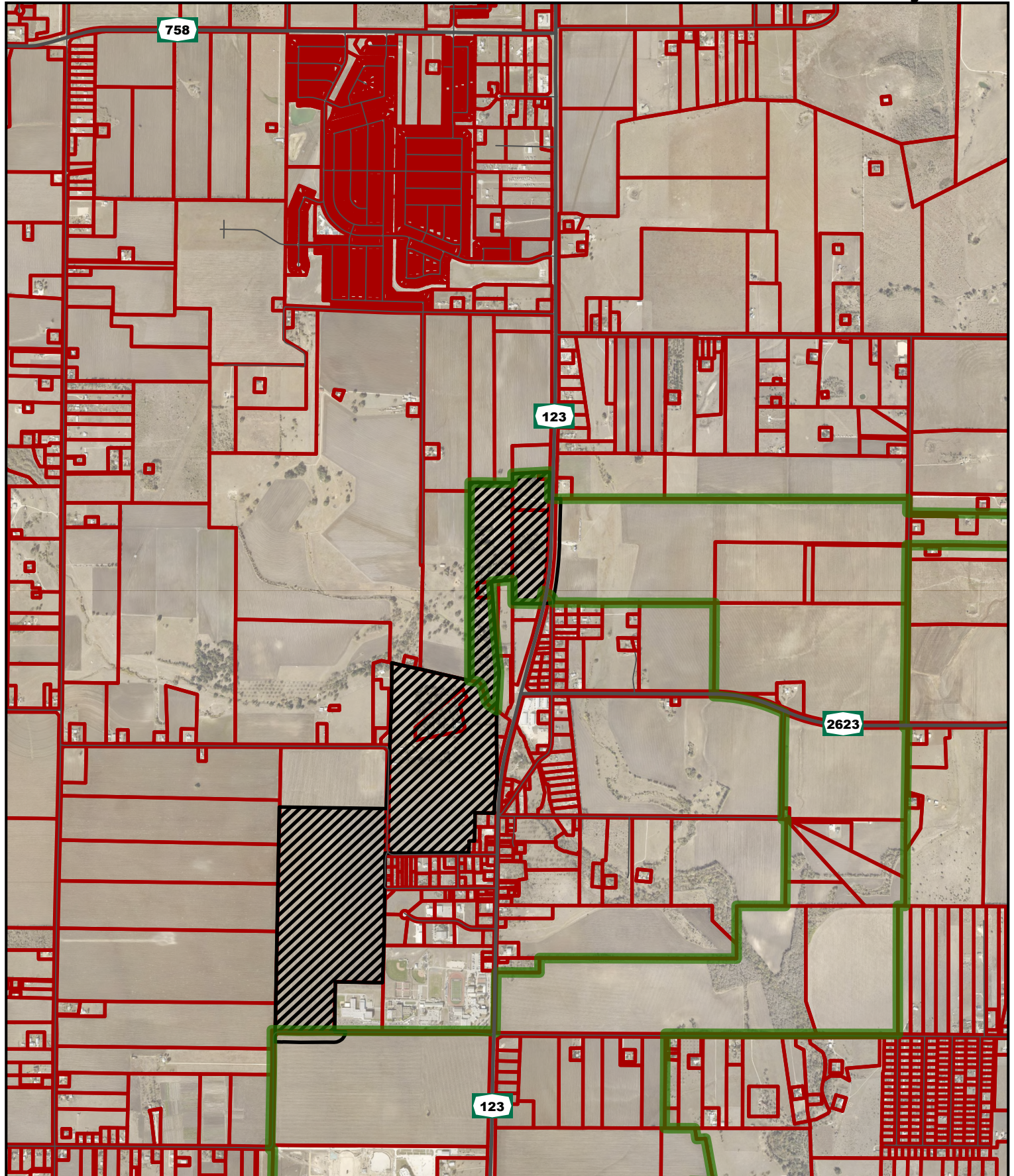
To address this issue, the General Land Use Plan proposes additional parking as follows:

Alley-Loaded Lots: Additional guest parking shall be provided at a rate of 1 space for every 3.5 lots that are less than 50' wide, with the exception of alley-loaded lots where there is available on-street parking along the street frontages.

Front-Loaded Lots: Additional guest parking shall be provided at a rate of 1 space for every 3.5 lots that are less than 50' wide, with the exception of front-loaded lots where there are open space lots on the opposite side of the public street.

LOCATION MAP

GLUP 02-26 8100 Blk of State Hwy 123 N



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.



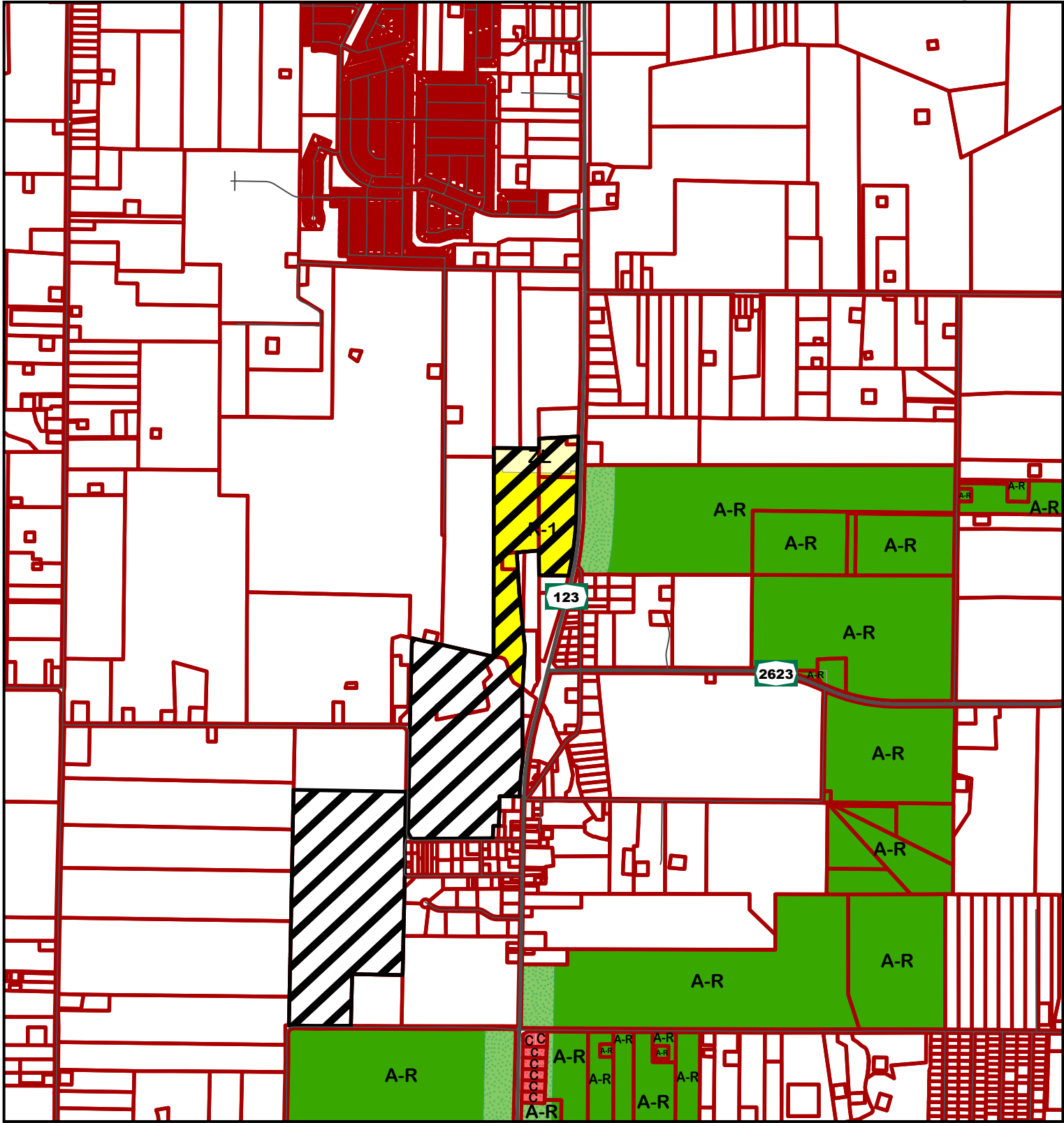
-  Site Location
-  200' Buffer
-  Parcel

1 inch = 2,200 feet

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ZONING MAP

GLUP 02-26 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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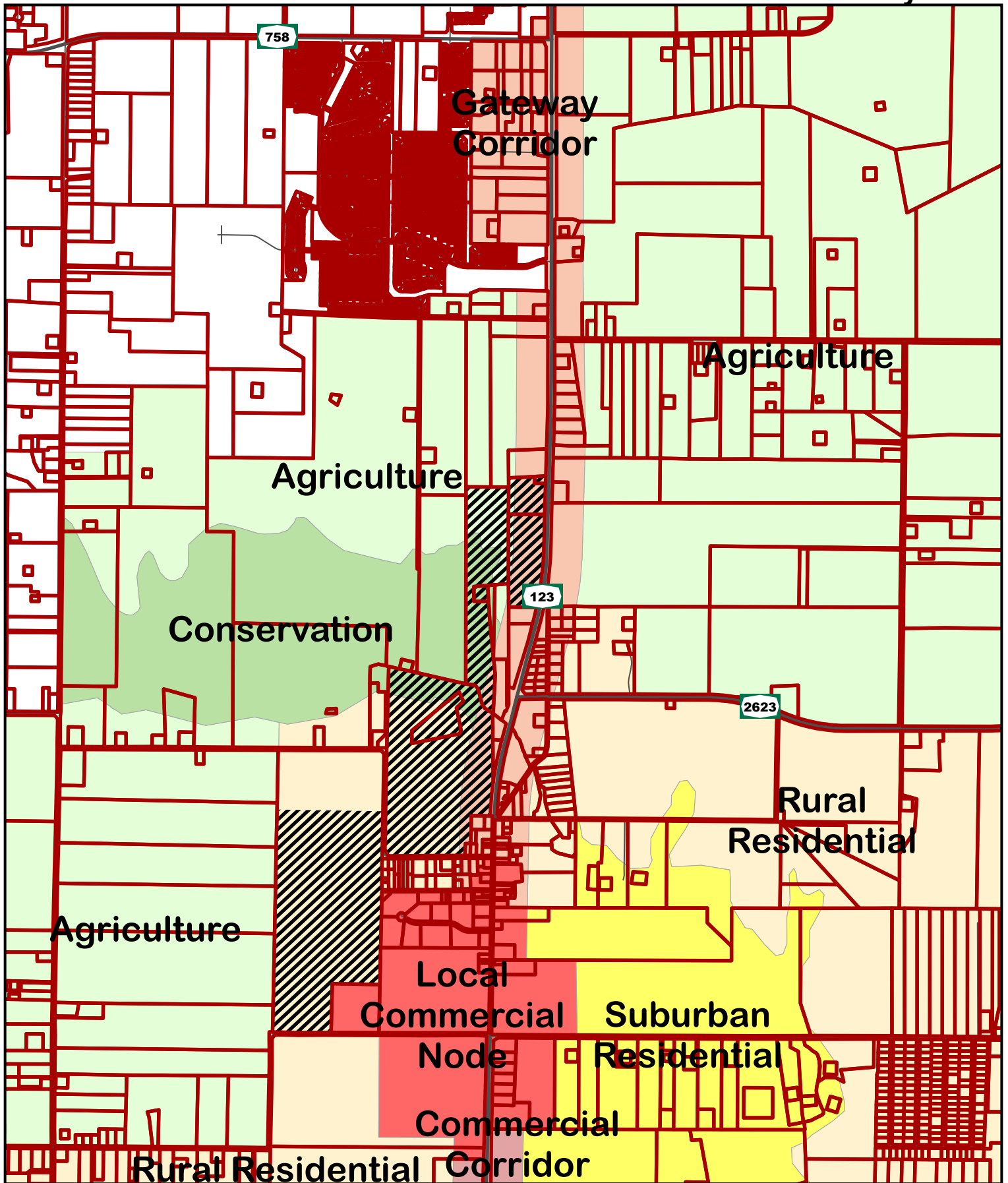
Site Location



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