



## **Planning and Zoning Commission Report**

### **GLUP 02-24**

A request for approval for a General Land Use Plan (GLUP) for a proposed planned unit development. Property IDs: 55715, 167657, 185744, 185747, 185749, 185751, and 185752 was considered during a public hearing at the Planning & Zoning Commission meeting on July 9, 2024.

Armando Guerrero presented the staff report. He stated that the applicant is requesting GLUP approval for a proposed mixed-use development and pocket neighborhood commercial uses along Huber and Rudeloff Rd.

Mr. Guerrero noted that the property originally obtained GLUP approval June of 2021 that was similar to what is being proposed for the requested GLUP 02-24. Due to inactivity, the approved GLUP of 2021 expired, since no construction or use was established within two (2) years from its approval.

Mr. Guerrero stated that the Unified Development Code (UDC) requires properties zoned as Planned Unit Development (PUD) to obtain approval of a GLUP. Mr. Guerrero went on to state, that the GLUP submitted is comprised of two documents: a map depicting the conceptual layout of the development and a memo identifying the modifications to the City's standard zoning regulations.

Mr. Guerrero noted that this property is located within the Suburban Residential district of the City's Future Land Use Plan, and pointed out the surrounding zoning uses with the area, and pointed out the Master Thoroughfare Plan's extensions of Rudeloff Rd and Stempel Rd through this tract and informed the Commission that Phase 1 has started and is projected to be completed in 2026 and that Phase 2 will begin in 2025.

Mr. Guerrero went over the proposed GLUP to the commission, highlighting the applicant's proposed development which consists mostly of single-family residential development, with some neighborhood commercial development along Huber and Rudeloff Rd.

Mr. Guerrero went on to state that the overall density of the development will be consistent with other standard developments that offer R-1 and R-2 zoned lots while proposing a mix of 40', 50', 60', and 70' wide residential lots. The development is also proposing a new maximum impervious coverage of 65% for the proposed lots. This 65% would be a 5% increase from the current standard of 60%. The deviation from the standard would not negatively affect the area due to the amount of open space that is being provided throughout the development.

Mr. Guerrero touched on the off-street parking for the development and noted that the City's off-street parking requirements will be met for the development, and that the 40' lots would provide off-lot parking

for the areas, to account for the reduction of on-street parking available. The off-lot parking pods will be located off-lot and off-street, much like visitor parking within multi-family developments. The off-lot parking spaces will be owned and maintained by the Homeowner's Association(s).

Mr. Guerrero concluded by noting that staff is recommending approval of the submitted GLUP, and that one (1) letter in favor for this request was received.

The Commission asked about the changes the current plan has compared to the 2021 plan.

Mr. Guerrero went over the changes (impervious coverage, lot percentage, and land use) in the GLUP to the Commission.

The regular meeting recessed, and a public hearing was held. No one from the public came forward to speak.

The Commission discussed the lot sizes and the changes from the 2021 plan to the proposed GULP with staff and had concerns over the increase in impervious coverage being requested.

Mr. Guerrero informed the Commission that the applicant was present and could address their concerns for the development.

The regular meeting recessed, and a public hearing was held.

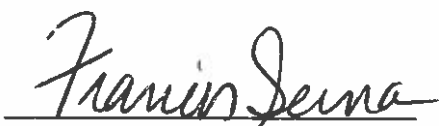
Curtis Lee (1165 Vista Bonita, New Braunfels) civil engineer for this development and stated that they have submitted a development study that includes a detention study that accounts for the sites need for detention.

The Commission inquired about the placement of the homes for the 40' lots, enforcement of impervious coverage limits, and the phasing for the development.

The applicant noted the 40' lots would not be situated how a zero-lot line home would be, and that the homeowner would be required to pull permits through the city for any additions when it came to impervious coverage. The applicant then touched on the phasing to the Commission.

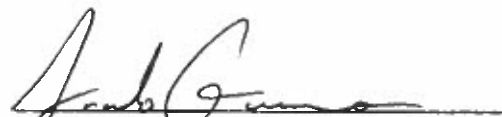
After consideration of the staff report and all information given regarding the General Land Use Plan (GLUP 02-24), Commissioner Davila moved that the Planning and Zoning Commission recommended approval of the General Land Use Plan (GLUP) for the property located at the NE Corner of Rudeloff and Huber Rd. Commissioner Pedigo seconded the motion. The following vote was recorded:

**RECOMMENDATION TO APPROVE THE GENERAL LAND USE PLAN (GLUP)**



Francis Serna  
Recording Secretary

**MOTION PASSED**  
**7-0-0**



ATTEST: Armando Guerrero,  
Planning Manager



**PLANNING & CODES**

**GLUP 02-24 Staff Report  
NE Corner of Rudeloff Rd and Huber Rd  
General Land Use Plan**

**Applicant:**

Bitterblue, Inc  
11 Lynn Batts Ln, Suite 100  
San Antonio, TX 78218

**Property Owner(s):**

David & Mary Reiley  
3471 Huber Rd  
Seguin, TX 78155  
2021 FII Walnut Springs LLC  
11 Lynn Batts Ln, Suite 100  
San Antonio, TX 78218

**Property Address/Location:**

NE corner-Rudeloff & Huber

**Legal Description:**

Abs: 20, A M Esnaurizar Sur;  
Abs: 6, H Branch Survey  
Property ID(s): 55715, 167657,  
185744, 185747,185749,185751,  
185752

**Lot Size/Project Area:**

Approx. 410.80 acres

**Future Land Use Plan:**

Suburban Residential

**Notifications:**

Mailed: June 27, 2024  
Newspaper: June 18, 2024

**Comments Received:**

None at time of printing

**Staff Review:**

Armando Guerrero  
Planning Manager

**Attachments:**

- Location Map
- Existing Zoning Map
- Future Land Use Plan Map
- General Land Use Plan (Map & Memo)

**REQUESTS:**

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

**ZONING AND LAND USE:**

	Zoning	Land Use
<b>Subject Property</b>	PUD	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, R-2	Undeveloped Farmland, Proposed Residential Subdivision
<b>W of Property</b>	R-2, C, LI	Residential (in development) 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 and a pocket of neighborhood commercial land uses along Huber and Rudeloff Rd.

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 General Land Use Plan as submitted.

<b>Planning Department Recommendation:</b>	
X	Approve as submitted
	Approve with conditions or revisions as noted
	Alternative
	Denial

## **PLANNING DEPARTMENT ANALYSIS**

### **SITE DESCRIPTION**

The 410.80-acre site is currently being used for agricultural-ranch uses, with the owner's single-family residence located on the northern tract.

This property originally obtained an approved General Land Use Plan (GLUP 01-21) in June of 2021. The approved GLUP plan of 2021 proposed mixed lot sizes (40', 50', 60', and 70') with retail and open space within the development, similar to what is being proposed for the requested GLUP 02-24. Due to inactivity The approved GLUP of 2021 (GLUP 01-21) lapsed and expired, since no construction or use was established within two (2) years from its approval.

### **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. The General Land Use Plan submitted is comprised of two documents: a map depicting the conceptual layout of the development and a memo identifying the modifications to the City's standard zoning regulations.

### **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 the Suburban Residential district of the City's Future Land Use Plan (FLUP): Suburban Residential areas should include typical suburban-style single-family neighborhoods and supporting uses. Development within Suburban Residential areas should consist of low- to medium density residential homes, provide different housing types to encourage various ownership opportunities, and are encouraged to have individuality within the guidelines of the regulations.

### **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 (Rudeloff Rd. Phase I & II) of Rudeloff Rd and Stempel Rd through this tract. Rudeloff Phase I kicked off in 2024 and is projected to be completed in 2026. Rudeloff Phase II is projected to start in 2025, once complete this thoroughfare will provide regional connectivity between two major thoroughfares in Seguin- State Hwy 123 and State Hwy 46.

### **LAND USES:**

The potential developer of this tract is proposing a mixed-use development with two land uses: Single-Family Residential and Neighborhood Commercial. The developer is also proposing greenways and open space throughout the development, as depicted on the map. The majority of the development will consist of single-family residential development, with some neighborhood commercial development along Huber and Rudeloff Rd.

## **RESIDENTIAL LOT SIZES**

The most unique characteristic of this development is the range of residential lot sizes. The majority of new residential subdivisions being developed in Seguin offer a typical lot size of 50' x 120'. The developer is proposing a mix of 40', 50', 60', and 70' residential lots. The Unified Development Code does not identify a zoning district that allows 40' single-family lots unless they are Zero Lot Line lots (garden homes). The overall density of the Planned Unit Development will be consistent with other standard developments that offer R-1 and R-2 zoned lots (minimum 50' lots). The typical density in R-1 and R-2 zoned subdivisions is approximately 4 units per acre. Factoring in the open space (with parks and greenways), roads, and the required stormwater detention, the expected density for this development is between 3.2-3.5 units per acre. This density is supported by the Comprehensive Plan as it is less than 4 units per acre as recommended within the Farm District (per the Future Land Use Plan). This development is also proposing a maximum impervious coverage of 65% for the proposed lots, deviating 5% from the standard 60% that is required for development. This 5% deviation from the standard would not negatively affect the area due to the amount of open space that is being provided throughout the development.

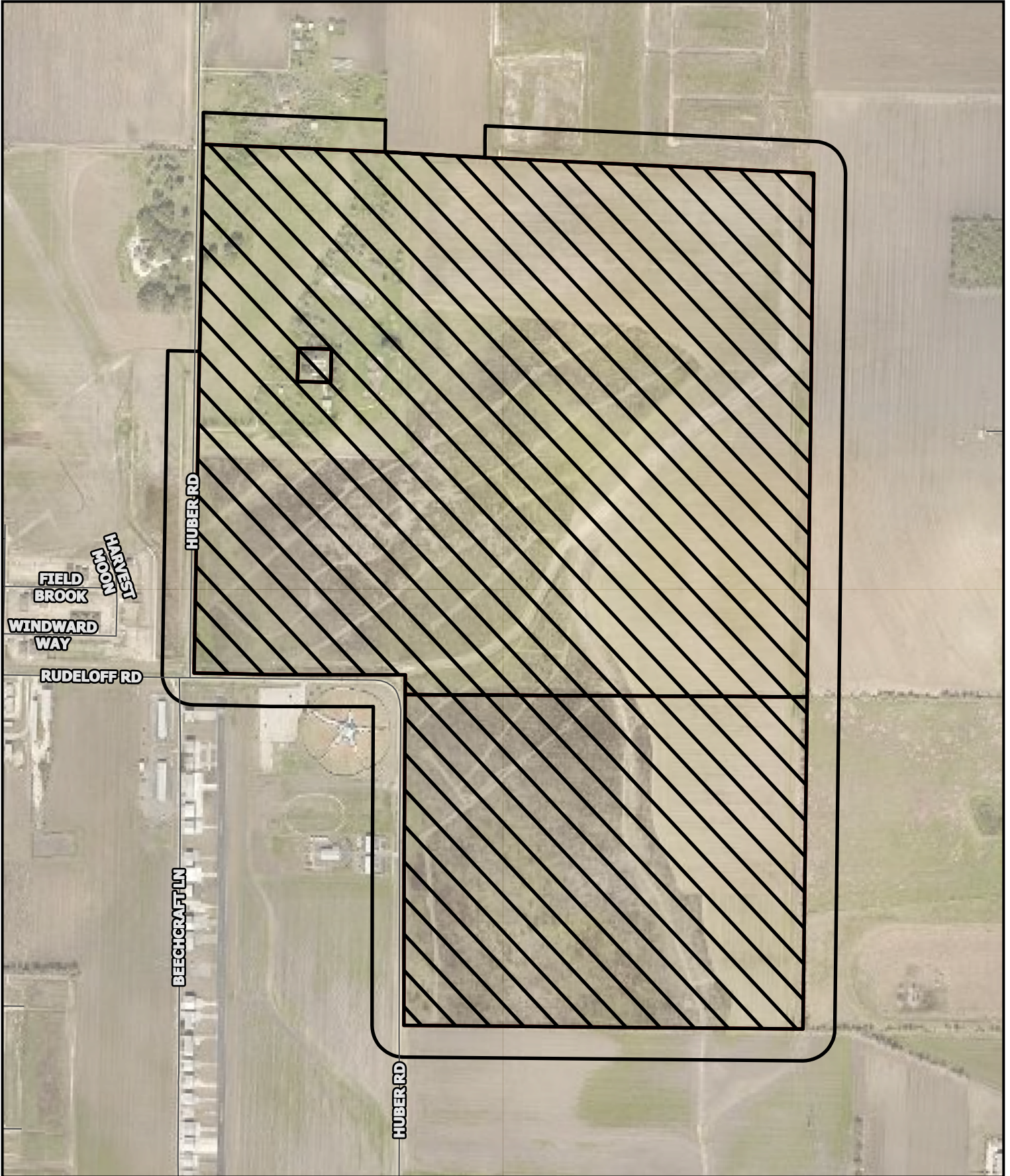
### **40' LOTS**

In a subdivision with proposed 40' minimum lot widths the density would normally be much higher, but the range of 40'-70' minimum 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 unique 40' lots is not the overall density of the development but the localized density within the areas of the subdivision where 40' 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 the 40' 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. To address this issue, the General Land Use Plan identifies an off-lot parking requirement within the areas developed with 40' lots. These off-lot parking pods will be located off-lot and off-street, much like visitor parking within multi-family developments. The off-lot parking spaces will be owned and maintained by the Homeowner's Association(s).



# LOCATION MAP

# GLUP 02-24 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 Seguin assumes no liability for errors on this map or use of this information.

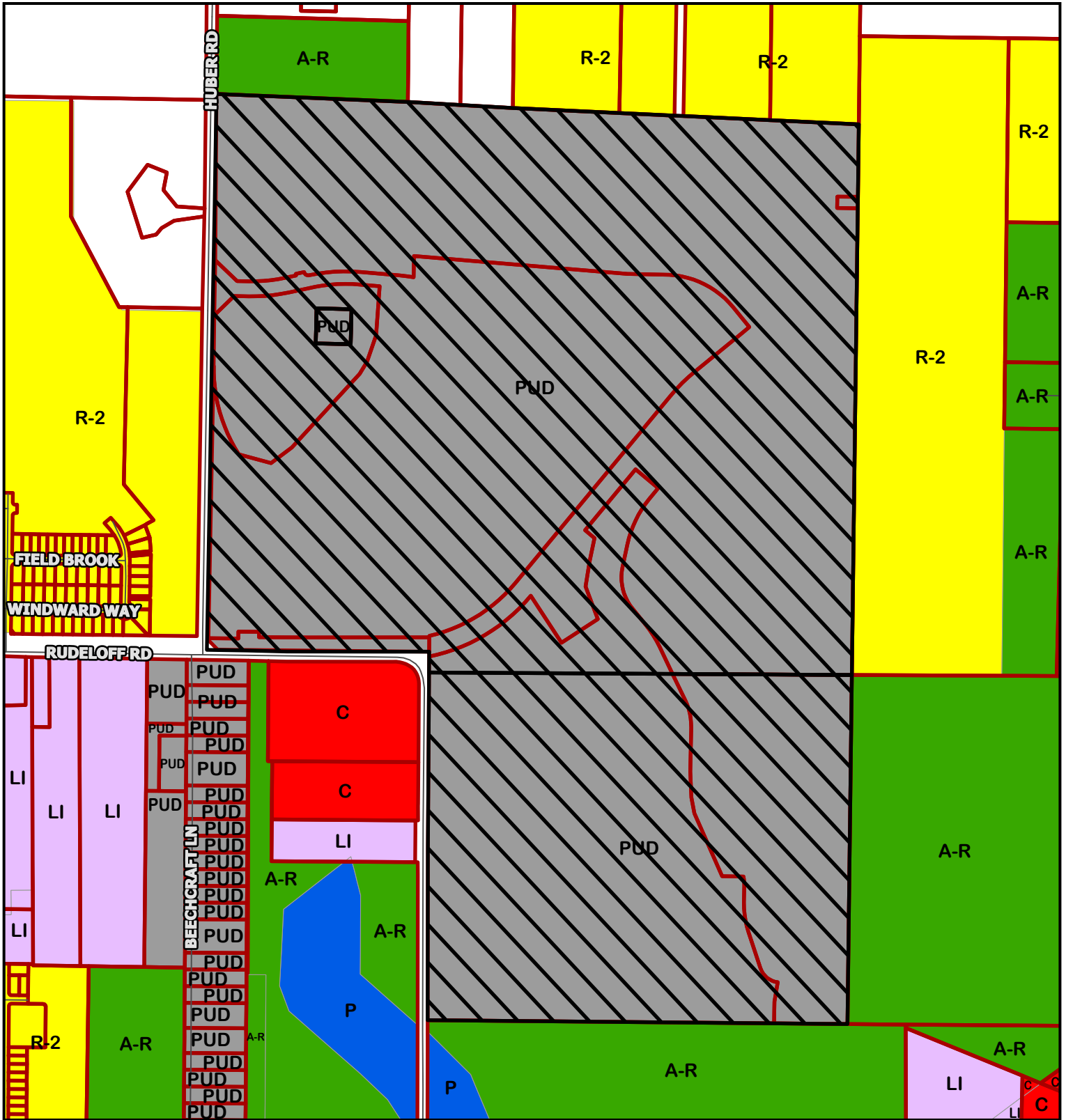
-  North
-  Site Location
-  200' Buffer
-  Parcel

1 inch = 800 feet

Printed: 6/21/2024

# ZONING MAP

# GLUP 02-24 NW Corner of Huber & Rudeloff Rd



- |                      |                          |                          |                             |                              |
|----------------------|--------------------------|--------------------------|-----------------------------|------------------------------|
| 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        |                              |

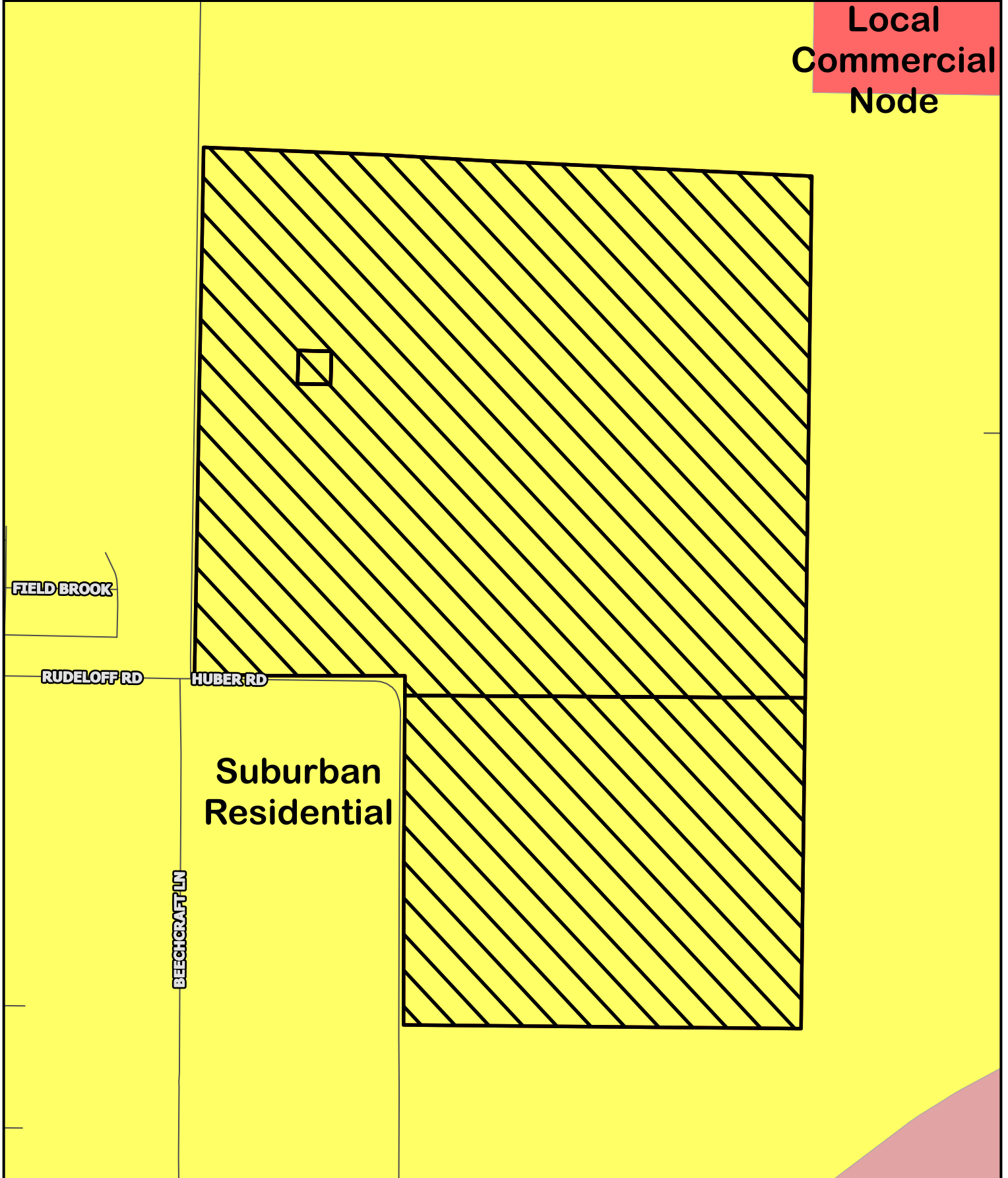
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Site Location  
 Parcel

1 inch = 800 feet  
Printed: 6/21/2024

# FUTURE LAND USE MAP GLUP 02-24 NW Corner of Huber & Rudeloff Rd

**Local  
Commercial  
Node**



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**Site Location**



**Parcel**

1 inch = 800 feet

Printed: 6/21/2024



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.

**REPLY**

**GLUP-02-24**

**NW Corner of Huber & Rudeloff Rd, Property ID 55715, 167657,  
185744, 185747, 185749, 185751 & 185752**

Name: Dennis Huber

Mailing Address: \_\_\_\_\_

Phone No.: \_\_\_\_\_

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

Huber Rd, So of GLUP-02-24 & West

see location map

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

In Favor

Opposed

**RECEIVED**  
7-3-24

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

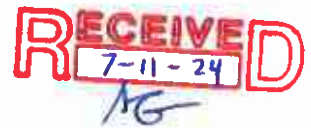
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*1*

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REPLY



GLUP-02-24

NW Corner of Huber & Rudeloff Rd, Property ID 55715, 167657,  
185744, 185747, 185749, 185751 & 185752

Name: Ben & Amy Tschirhart

Mailing Address: \_\_\_\_\_

Phone No.: \_\_\_\_\_

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

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

In Favor \_\_\_\_\_

Opposed X

Reasons and/or comments The area is already over populated,  
Property value and taxes will continue to increase, will drive up crime and  
traffic, This will not benefit us in ~~any~~ way. Flooding on our  
property will occur from the development.