



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Public Meeting Agenda Planning & Zoning Commission

Tuesday, July 8, 2025

5:30 PM

Council Chambers

1. **Call To Order**

2. **Roll Call**

3. **Approval of Minutes**

[25-400](#)

Approval of the Planning and Zoning Commission Minutes of the June 10, 2025 Regular Meeting.

Attachments: [06.10.25 PZ Meeting Mins draft](#)

4. **Public Hearing and Action Items**

a. [SUP 05-25](#)

Public hearing and possible action on a Specific Use Permit request to allow for a contractor's storage/equipment yard in a Commercially (C) zoned district for the property located at 3654 IH 10 W, Property ID: 58031 (SUP 05-25)

Attachments: [SUP 05-25 Staff Report & Maps](#)
[SUP 05-25 site pictures and site plan](#)

b. [ZC 16-25](#)

Public hearing and possible action on a request for a zoning change from Commercial (C) to Light Industrial (LI) for the property located at 3880 IH 10 W., Property ID: 58049, (ZC 16-25)

Attachments: [ZC 16-25 Staff Report & Maps](#)

c. [ZC 17-25](#)

Public hearing and possible action on a request for a zone change from Agricultural Ranch (A-R) to Commercial (C) for the property located at the 900 BLK of IH 10 W., Property ID: 51493, (ZC 17-25)

Attachments: [ZC 17-25 Staff Report & Maps](#)

5. **Adjournment**

I certify that the above notice of meeting was posted in the Display Case in front of the Municipal Building, 210 E. Gonzales Street of the City of Seguin, Texas on the 2nd day of July 2025 at 10:00 a.m. Said place is readily accessible to the General Public.

Francis Serna
Recording Secretary

The City of Seguin is committed to compliance with the Americans with Disabilities Act (ADA). Reasonable accommodations and equal access to communications will be provided to those who provide notice to the City Secretary at (830) 401-2468 at least 48 hours in advance. This meeting site is accessible to disabled persons.



City of Seguin

210 E. Gonzales Street
Seguin TX, 78155

Meeting Minutes

Planning & Zoning Commission

Tuesday, June 10, 2025

5:30 PM

Council Chambers

Public

1. Call To Order

The City of Seguin Planning and Zoning Commission met in a Regular Meeting on June 10, 2025 at 5:30 p.m. at the City Council Chambers, 210 E. Gonzales Street, Seguin, Texas. Chair Felty presiding over the meeting.

2. Roll Call

Present: 7 - Vice Chair Eddie Davila, Chairperson Patrick Felty, Tomas Hernandez Jr, Joseph Pedigo, Yesenia Rizo, Kelly Schievelbein, and Wayne Windle

Absent: 2 - Bobby Jones III, and Pete Silvius

3. Approval of Minutes

[25-350](#)

Approval of the Planning and Zoning Commission Minutes of the May 13, 2025 Regular Meeting.

A motion was made by Commissioner Pedigo, seconded by Commissioner Schievelbein, that the Minutes of the May 13, 2025 Planning & Zoning Commission meeting be approved. The motion carried by the following vote:

Aye 7 - Vice Chair Davila, Chairperson Felty, Hernandez, Pedigo, Rizo, Schievelbein, and Windle

4. Public Hearing and Action Items

a. [ZC 14-25](#)

Public hearing and possible action on a request for a zoning designation to Single Family Residential (R-2) for a 116.62-acre property located at the 1300 Block of FM 467, Property IDs 58267, 58254, 58215, 58203, 58216, 58263, 58394, 58179, 58180. (ZC 14-25).

Shelly Jackson, Assistant Director presented the staff report. She informed the Commission that the applicant is going through the voluntary annexation process and is requesting a zoning designation to Single Family Residential 2 for nine properties located at the 1300 block of FM 725 in the City of Seguin's Extraterritorial Jurisdiction (ETJ).

Ms. Jackson stated that upon annexation, the default zoning designation is Agricultural-Ranch unless an alternative request is made. The applicant has submitted

a request for R-2 Single-Family Residential zoning. The proposed use is consistent with surrounding land uses, which include a mix of agricultural, residential, and commercial development.

Ms. Jackson explained that five of properties are located in the Conservation Future Land Use Plan and four are in the Suburban Residential Future Land Use Plan. She stated that She noted that single-family development can be compatible with the Conservation designation when efforts are made to preserve natural features, open space, and ecological integrity. The developer has prioritized environmental preservation by planning to integrate protected trees into open spaces and along the rear lot lines. A detailed tree survey will be conducted to assess and preserve viable trees either in common open areas or individual lot boundaries. The trees in good condition will be preserved and maintained in their natural state, either within communal open areas or along property lines throughout the development.

Concerns were raised by members of the Commission. Commissioner Pedigo voiced hesitation about allowing residential development in a designated Conservation area, favoring lower-density preservation. Commissioner Schievelbein expressed concern regarding the development's proximity to an existing neighborhood to the north. In response, Mrs. Jackson noted that drone-based LiDAR survey results indicated that much of the conservation-designated vegetation consists of mesquite and cedar trees, many of which appear to be in poor condition or dead. Additionally, a 100-foot-wide drainage easement between the new development and the existing neighborhood provides a natural buffer.

The regular meeting recessed, and a public hearing was held. Adrienne Donatucci, representing WBW Development, emphasized the developer's commitment to environmental preservation, including the planned protection of trees along the property boundaries. Ms. Donatucci stated that the drainage easement separating the development from the neighborhood to the north would provide adequate distance between the two neighborhoods.

A motion was made by Vice Chair Davila, seconded by Commissioner Hernandez, that the Zoning Designation to Single Family Residential 2 be recommended for approval. The motion carried by the following vote:

Nay 3 - Pedigo, Rizo, and Schievelbein

Aye 4 - Vice Chair Davila, Chairperson Felty, Hernandez, and Windle

b. [25-351](#)

Public Hearing and possible action on amendments to the City of Seguin's Unified Development Code Section 3.4.3 Land Use Matrix to add "short term rental" as a new use, and Chapter 7 (Definitions) to add a definition for a "short term rental."

Pamela Centeno, Director of Planning and Codes presented the proposed UDC amendments to all short-term rentals to the land use matrix and to define the new use. She said in 2024 some concerned citizens came before City Council regarding short term rentals mainly located along the river and lakes. She said that short-term rentals are not new to Seguin and have been in existence for a number of years. Over the years, the use has changed for larger homes and has created some issues. She said residents living amongst the short term rentals presented pictures and videos to the City Council addressing their concerns. The short term rentals are not regulated. Ms. Centeno gave a brief overview of the impacts larger homes uses as short term rentals are impacting the neighborhoods. She explained that in 2024, The Planning

Department was directed by City Council to draft regulations for short-term rentals (STRs) in the city limits. Ms. Centeno presented the recommendations of the STR Advisory Committee to create regulations for an annual business permit.

A motion was made by Commissioner Schievelbein, seconded by Commissioner Rizo, that amendments to the UDC, Section 3.4.3 Land Use Matrix to add "short term rental" as a new use, and Chapter 7 Definitions to add a definition for a "short term rental" be recommended for approval. The motion carried by the following vote:

Aye 7 - Vice Chair Davila, Chairperson Felty, Hernandez, Pedigo, Rizo, Schievelbein, and Windle

c. [25-352](#)

Public Hearing and possible action on amendments to the City of Seguin's Unified Development Code Section 3.4.3 Land Use Matrix to amend the "accessory dwelling" use provisions, and Chapter 7 (Definitions) to amend the definition of "accessory dwelling unit."

Pamela Centeno, Planning and Codes Director presented the proposed amendments to Section 3.4.3 and the Definitions to amend the provisions for accessory dwelling units of the UDC. She stated that the Planning Department is proposing amendments that limit the number of accessory dwelling units to one per lot, limit the size of an accessory dwelling unit to 800 sq. ft, and to clarify how the size of an accessory dwelling unit is calculated. Ms. Centeno advised the Commission of the current provisions for Accessory Dwelling Units. She added that accessory dwelling units are required to be under the same utilities and are not allowed to be used as a rental property.

The Commission and staff discussed the footprint and square footage of the accessory dwelling units. Staff advised that open garages are not included in the square footage. The Commission asked about pool houses with kitchens and restrooms. Staff advised that a pool house with these amenities would be considered an accessory dwelling. Ms. Centeno explained that the UDC does not allow two homes on one lot in single family zoning and the proposed square footage will ensure there is only one home. Some of the Commissioners expressed concern with the 800 square foot limitation for accessory dwelling units. Ms. Centeno stated that these regulations can be researched further and amended with the updates to Chapter 3 of the UDC.

The regular meeting recessed, and a public hearing was held. There being no responses from the public, the regular meeting was reconvened for action.

A motion was made by Commissioner Schievelbein, seconded by Commissioner Pedigo, that the amendments to the UDC Section 3.4.3 Land Use Matrix and Chapter 7 Definitions be recommended for approval. The motion carried by the following vote:

Nay 3 - Vice Chair Davila, Chairperson Felty, and Rizo

Aye 4 - Hernandez, Pedigo, Schievelbein, and Windle

5. Adjournment

There being no further discussion before the Planning and Zoning Commission, the meeting adjourned at 6:33 p.m.

Patrick Felty, Chair
Planning & Zoning Commission

Francis Serna
Recording Secretary



PLANNING & CODES

SUP 05-25
3654 IH 10 W
Specific Use Permit

Applicant:

Huckwin Holdings LLC
3654 IH 10 W
Seguin, TX 78155

Property Owner:

Huckwin Holdings LLC
3654 IH 10 W
Seguin, TX 78155

Property Address/Location:

3654 IH 10 W

Legal Description:

ABS: 28 SUR: WILLIAM
LEACH 4.496 ACS.
Property ID: 58031

Lot Size/Project Area:

4.496 Acs.

Future Land Use Plan:

Regional Commercial

Notifications:

Mailed: June 26, 2025
Published: June 22, 2025

Comments Received:

None at the time of
publication

Staff Review:

Kyle Waren
Planner

Attachments:

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

REQUEST:

A Specific Use Permit for an equipment storage yard in Commercial zoning located at 3654 IH-10 W.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	C	Commercial office/retail building and storage yard
N of Property	R-2	Single family housing (Ridge View Estates)
S of Property	-	IH 10 ROW
E of Property	C	Single family home
W of Property	LI	Pipe yard/storage yard

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant is requesting a Specific Use Permit (SUP) to allow the use of an equipment storage yard at 3654 IH 10 west. The property is zoned Commercial (C), and this district requires a Specific Use Permit for an equipment storage yard and servicing to add additional review to limit any negative effects to surrounding properties in the vicinity.

Planning Department Recommendation:

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

Staff are recommending approval with the following five conditions:

- A screening buffer of shrubs and trees no less than 25' behind the front property line will be required (see proposed siteplan below).
- A planting buffer of 50' with trees will also be required at the rear of the property near the adjacent single-family homes.
- Any proposed lighting shall be pointed inward towards the property, and shielded away from residences
- Abandoned sign will be refaced or removed within 6 months.
- The hours of operation will be from M-F 7:00 AM to 7:00 PM

PLANNING DEPARTMENT ANALYSIS

CASE SUMMARY: The subject property at 3654 IH 10 West is currently zoned Commercial and is used by HDW Construction as an office and equipment storage yard. The owner of the property, Huckwin Holdings, was cited by code enforcement on April 25th of this year, as the storage yard is not a permissible use in Commercial zoning without a Specific Use Permit. The applicant, Huckwin Holdings LLC, is now seeking a Specific Use Permit to make the equipment storage yard an allowed use at the location.

CODE REQUIREMENTS: The applicant was found to be using an equipment storage yard in Commercial zoning, which is prohibited, unless a Specific Use Permit is obtained. If a specific use is granted additional conditions can be added to the permit including but not limited to landscaping, buffer yards, parking, etc. The property was previously an RV sales center.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING: The site is located with an area mostly comprised of Commercial, Single-Family Residential, with some Light Industrial uses and zoning that was existing at time of annexation in 2013. The Commercial zoned property to the east is currently a legal non-conforming use (residence). The SUP requested generally fits in with these surrounding uses and zoning if all conditions are taken into consideration. This property was zoned Commercial as an RV sales lot in 2013 as part of the annexation process.

COMPREHENSIVE PLAN: The property is in the Regional Commercial designation of the FLUP and is supportive of Commercial Zoning. The Regional Commercial designation states: "Development within this designation may be either vertically or horizontally mixed-use. Internal avenues and driveways should provide circulation throughout the development, offering access to parking. Enhanced development standards, such as landscaping requirements and façade treatment, should be required within proximity to major thoroughfares to soften the impact of larger parking lots and residential adjacencies."

HEALTH, SAFETY, AND GENERAL WELFARE: noise pollution to the adjacent homes north of the property could be a potential welfare issue for those living there. This is why the condition of a vegetative rear buffer yard has been requested in staff's recommendation.

SITE DESCRIPTION:

The site of 4.496 acres is nearly all impervious cover and used mostly for an equipment storage yard save for an office/service building and a parking area in the front. The property has not been platted and is still in abstract.

TRAFFIC (STREET FRONTAGE & ACCESS): The property fronts and can only be accessed from the feeder road of IH 10 West.

PARKING: The applicant has provided a site plan that illustrates the location for parking for visitors and employees.

LOCATION MAP

SUP 05-25 3654 IH 10 W



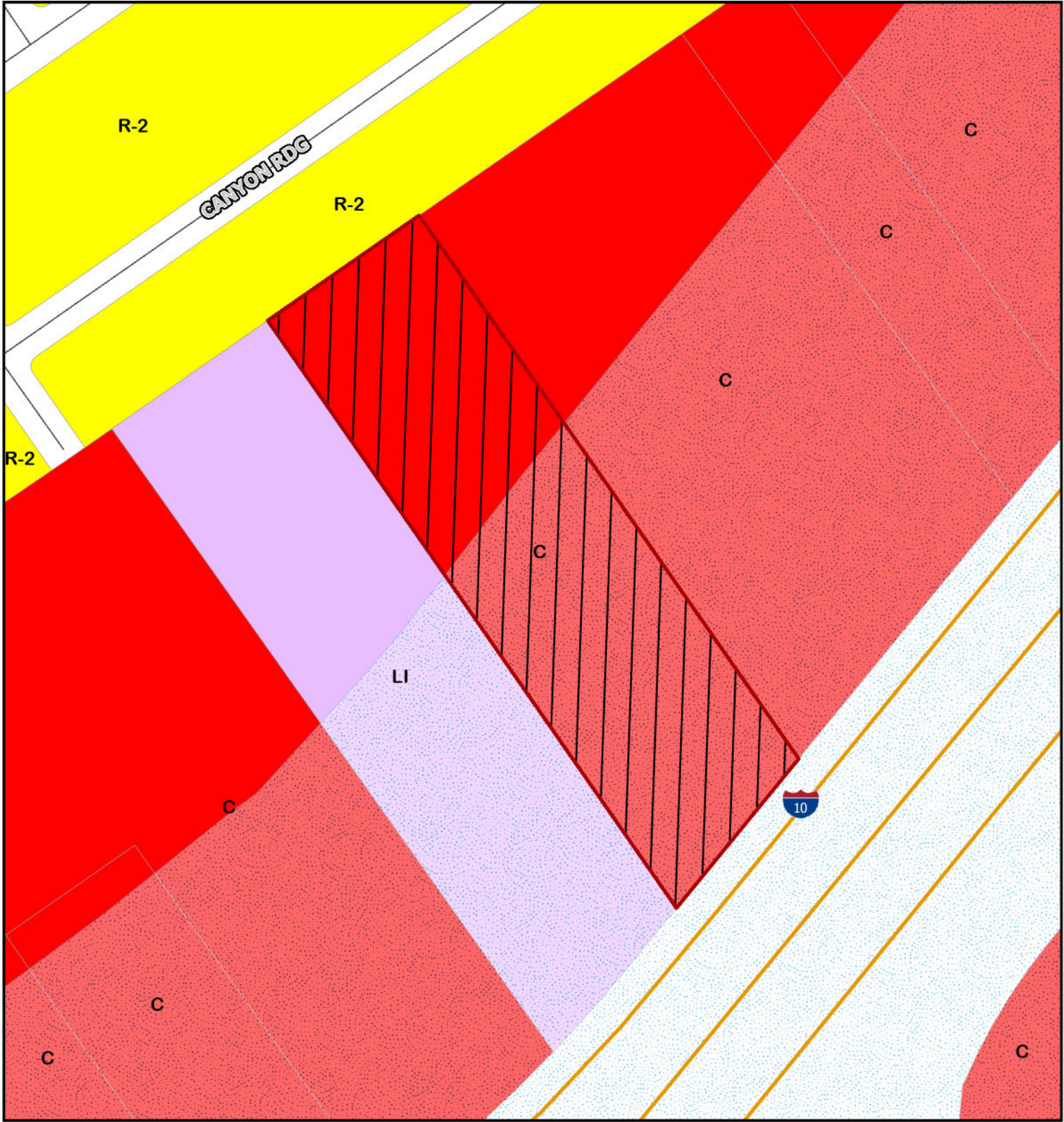
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Site Location

1 inch = 167 feet

Printed: 6/16/2025



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	

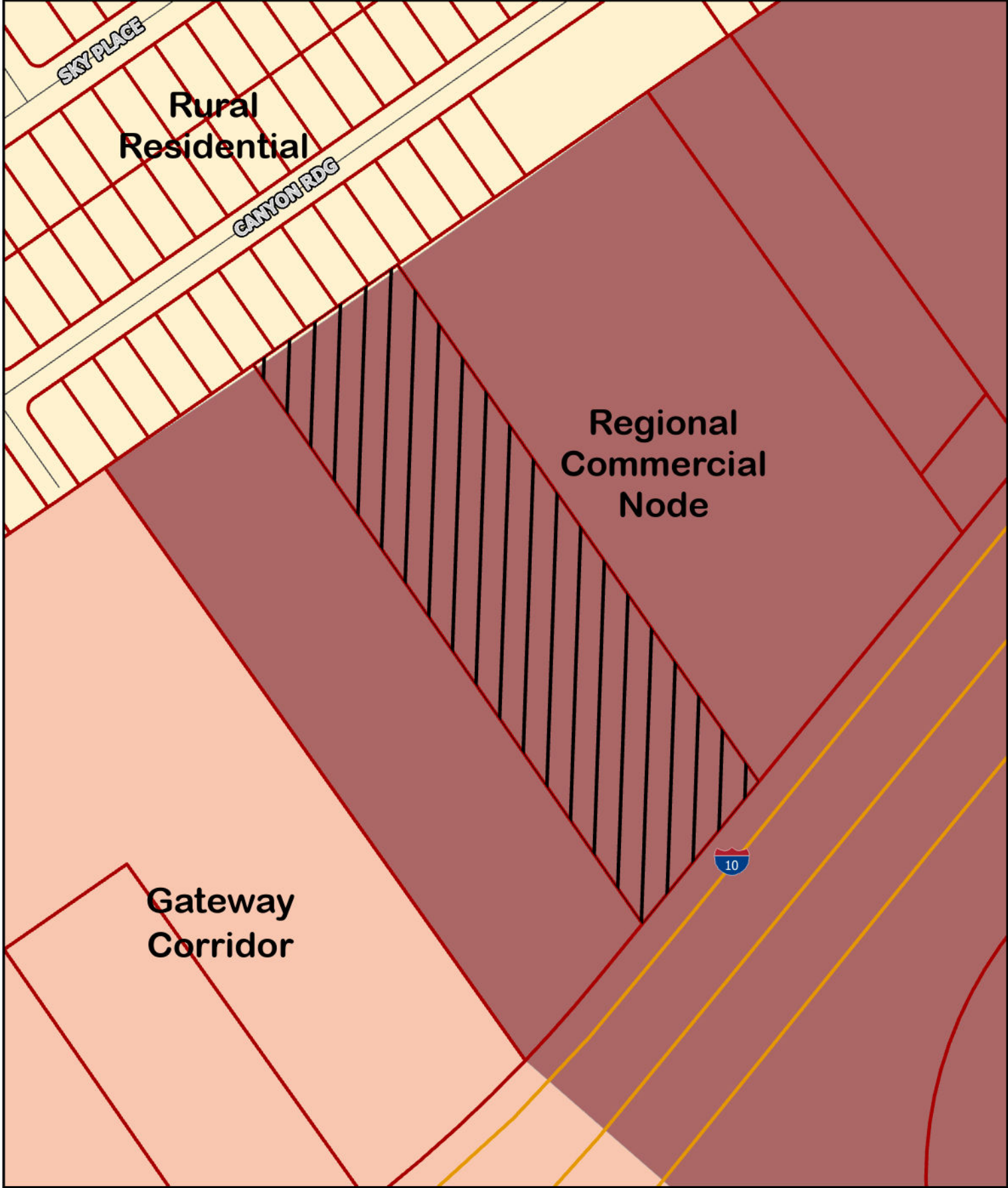
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Site Location



Parcel

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Looking north from IH 10 feeder road



Looking at the front building and storage yard



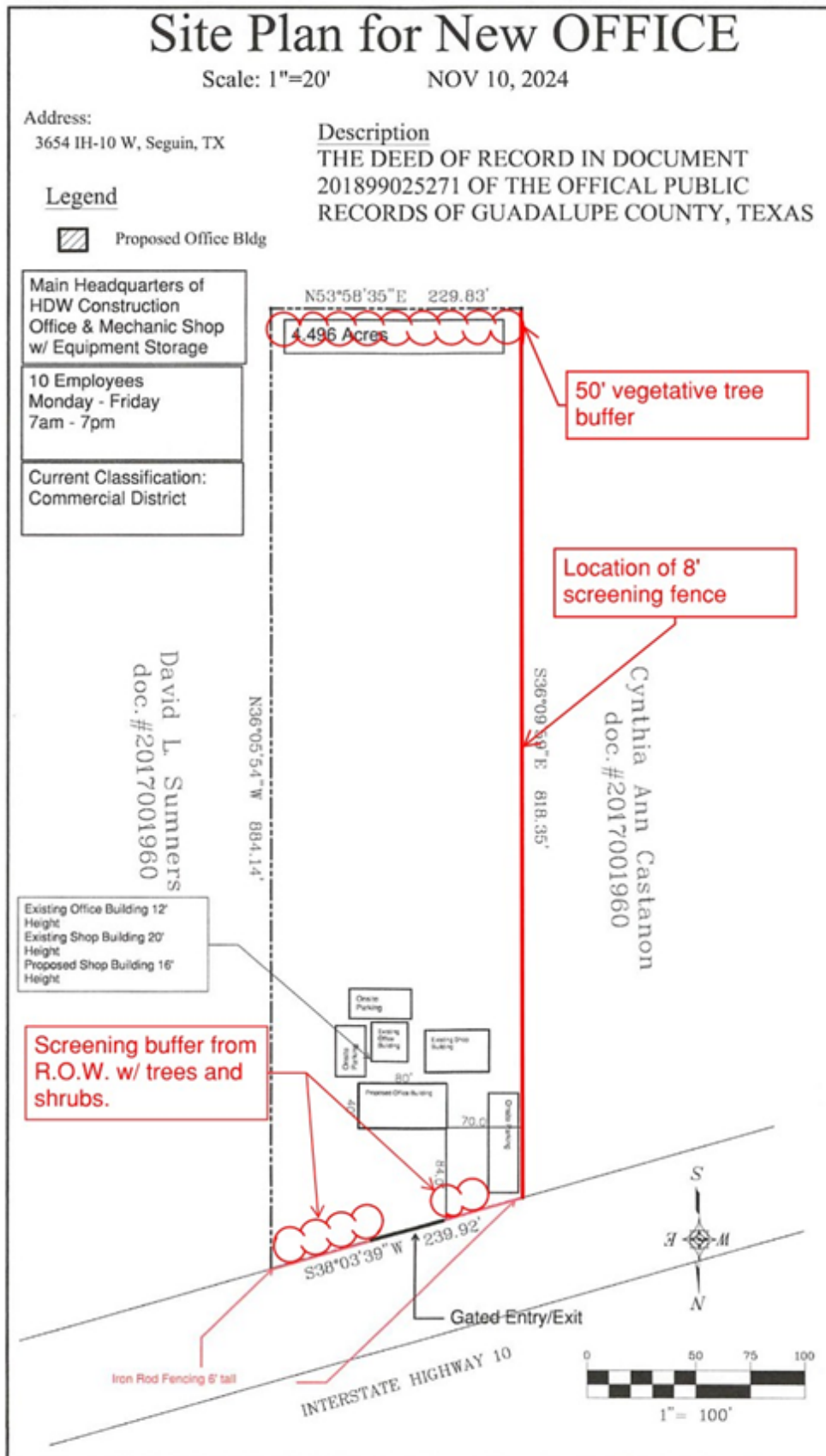
Looking south from Ridgeview subdivision



Abandoned sign on property



Proposed site plan





PLANNING & CODES

ZC 16-25 Staff Report
3880 IH-10 W.
Zoning Change from C to LI

Applicant:

Sridhar Akavaram
1051 Kenney Fort Xing,
Unit 84
Round Rock, TX 78665

Property Owner:

Sriaman Properties IV LLC
3810 Brushy Creek Rd,
Unit 52
Cedar Park, TX 78613

Property Address/Location:

3880 IH 10 W. Seguin, TX
78155

Legal Description:

ABS: 28 SUR: WILLIAM
LEACH 4.5810 AC.

Lot Size/Project Area:

4.58 acres

Future Land Use Plan:

Gateway Corridor

Notifications:

Mailed: June 22, 2025
Newspaper:

Comments Received:

None

Staff Review:

Melissa Zwicke
Planner

Attachments:

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

REQUEST:

A Zoning Change request from Commercial (C) to Light Industrial (LI).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	C	Undeveloped Land
N of Property	Single Family Residential 2 (R-2)	Residential
S of Property	Unincorporated County Property	RV Sales
E of Property	Commercial (C)	Undeveloped Land
W of Property	Commercial (C)	Residential

SUMMARY OF STAFF ANALYSIS:

The applicant is requesting a zoning change from Commercial (C) to Light Industrial (LI). Currently, the applicant is unable to construct on the land due to a lack of water availability for fire flow. Once water is available, they propose to construct three warehouse units, each approximately 11,990 square feet in size. Until then, the applicant is unsure of a use for the property.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – Appropriate if high quality and integrated within larger, regional commercial developments.

Compatible with existing and permitted uses of surrounding property – Light industrial is not compatible with existing and permitted uses in the area. There is similar zoning in the area. However, all four properties zoned light industrial at annexation in 2013 were existing. At least three of those properties are now commercial use. This property is bordered by commercial zoned property to the west and east and backs up to a single-family residential neighborhood, Ridgeview Estates Unit 3, to the north.

Adverse impact on surrounding properties or natural environment – None specifically identified.

Proposed zoning follows a logical and orderly pattern – No, the area is commercial in use.

Other factors that impact public health, safety or welfare – Increase in truck traffic, along with access, will need to be addressed on the site plan review to ensure the proposed development meets the development standards of the city.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

This site totals 4.581 acres. There appears to be a manufactured home on the property that is not in use. The proposed site plan shows removal of this structure.

CODE REQUIREMENTS:

The applicant's proposed use of a warehouse with outdoor storage requires the approval of a Specific Use Permit within a Light Industrial (LI) zoning designation. This use is also allowed with the approval of a Specific Use Permit in Commercial zoning as well. The Planning and Zoning Commission shall review and then approve, deny, or conditionally approve those uses for which Specific Use Permits are required.

This property would also be required to abide by the Light Industrial (LI) standards seen in Section 3.6.3. Standards - Non-residential Districts and Section 3.3- Overlay Districts of the City's Unified Development Code (UDC).

Light Industrial (LI) Setback Requirements.

- Front Yard Setback - 25'
- Rear Yard Setback - 5' with an additional 2' for each story above 24' with max of 25'
- Side Setback (internal lot) – 5'
- Side Setback (corner lot) - 15'
- Impervious Cover Max - 80% of lot area
- Maximum Height of Structures – N/A

Any proposed development would require review by City staff to ensure the development meets all requirements seen in the UDC and Technical Manual regarding traffic, drainage, setback, landscaping, parking, and potential access points.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

Light industrial is not compatible with existing and permitted uses in the area. To the west of the property are commercial zoned tracts that consist of residential uses, an RV park, and RV sales and repair facilities. All these properties were zoned commercial at annexation in 2013. To the west you have additional commercial zoned properties that are residential in use and one light industrial zoned property. This property was zoned light industrial by request at annexation in 2013. To the north is a single-family residential subdivision.

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

No health, safety and general welfare issues have been identified by the applicant.

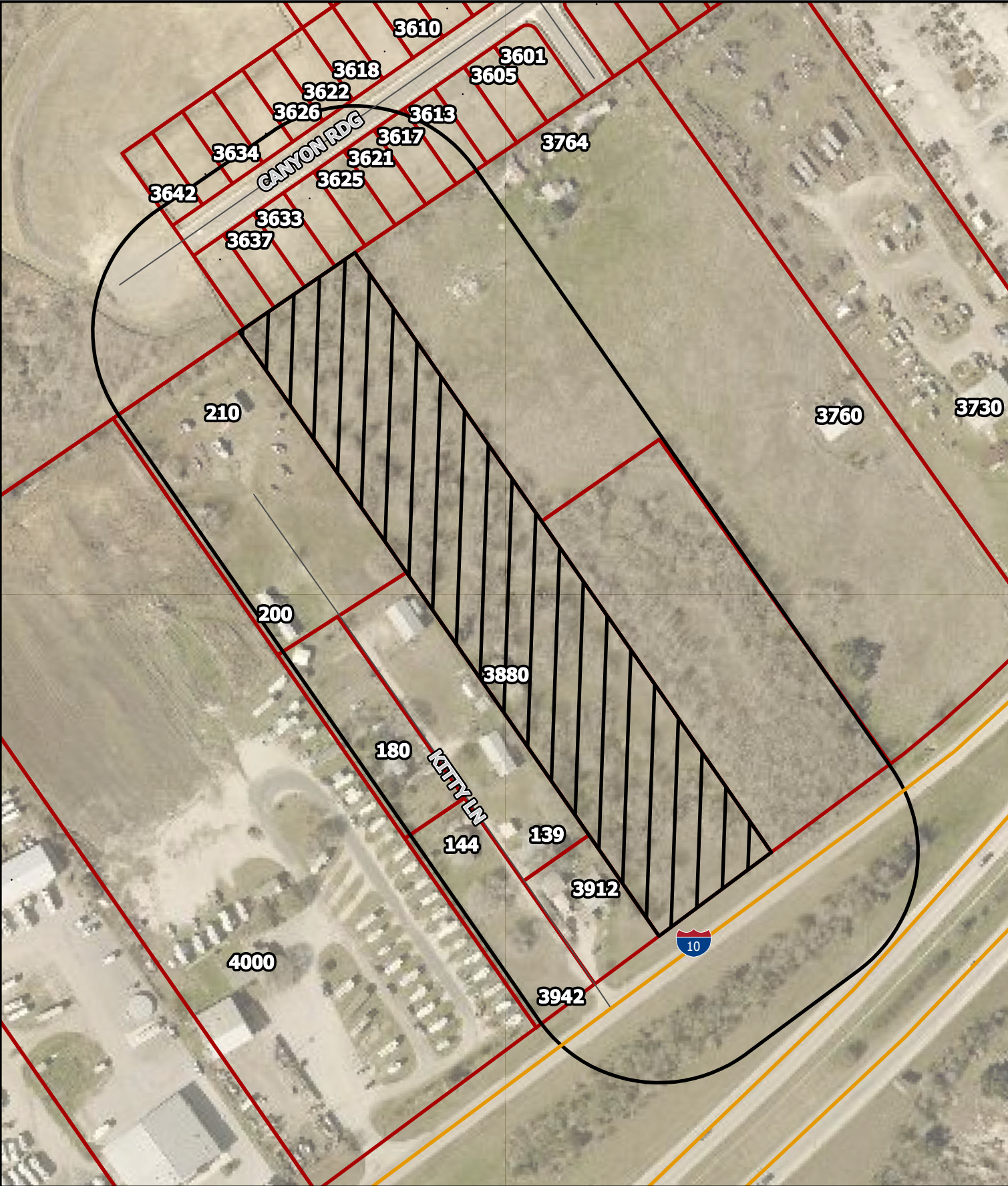
COMPREHENSIVE PLAN (The Future Land Use Plan):

This property falls in the Gateway Corridor of the city's Future Land Use Plan. Promoting Seguin's image is the primary goal within the Gateway Corridor. The intent of this district is to promote high-quality commercial development and beautification along the regional entrances to Seguin. Emphasis should be on the beautification of corridors through landscaping, building aesthetics, and branding elements until large-scale infrastructure is placed regionally to support future development. The Gateway Corridor district is marginally supportive of light industrial zoning.

Finding it appropriate only if it is high quality and integrated within larger, regional commercial developments.

TRAFFIC (STREET FRONTAGE & ACCESS):

This property has street frontage along the IH 10 frontage road. Any proposed access points would need TxDOT approval.



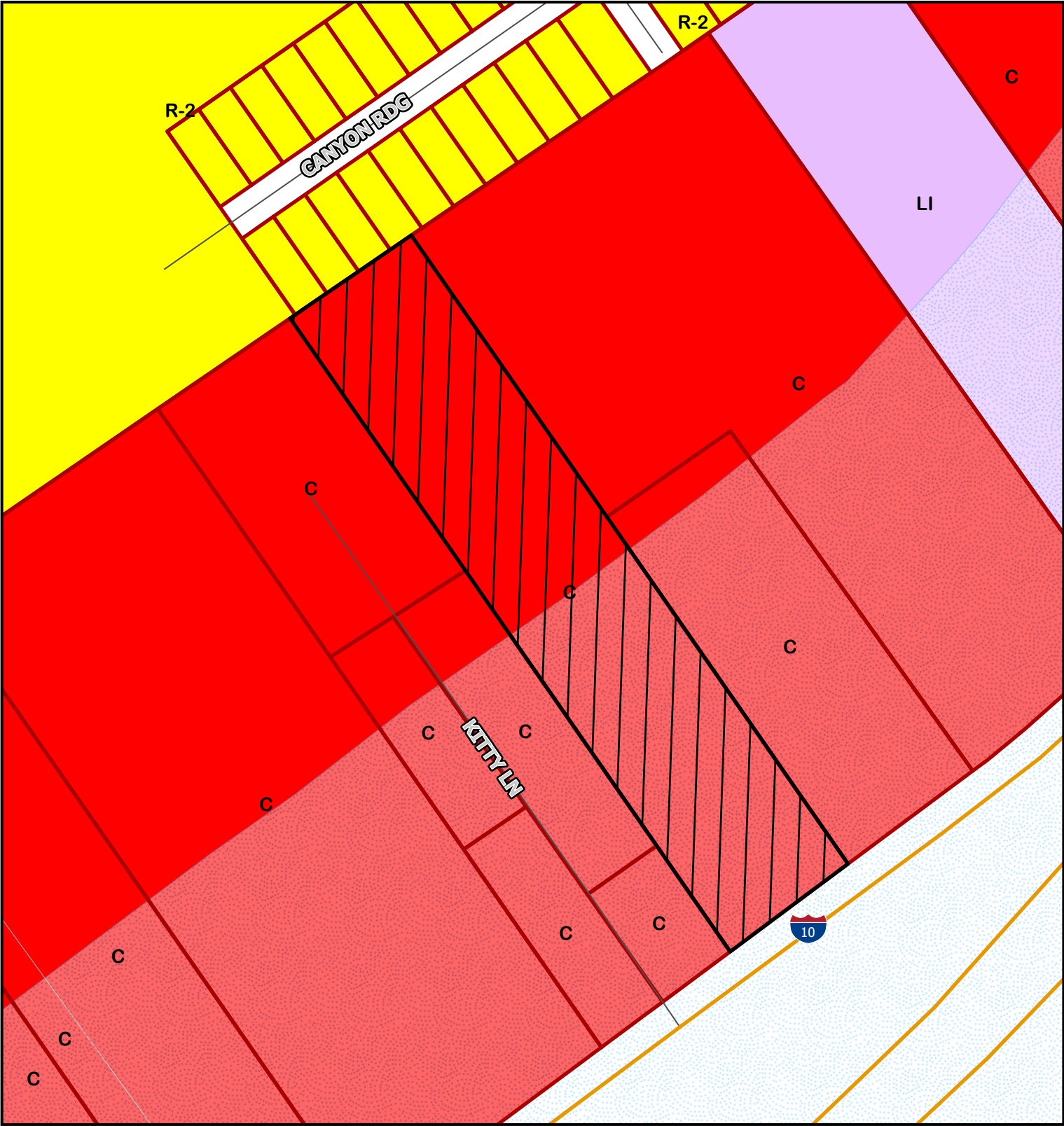
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Site Location

1 inch = 175 feet

Printed: 6/10/2025



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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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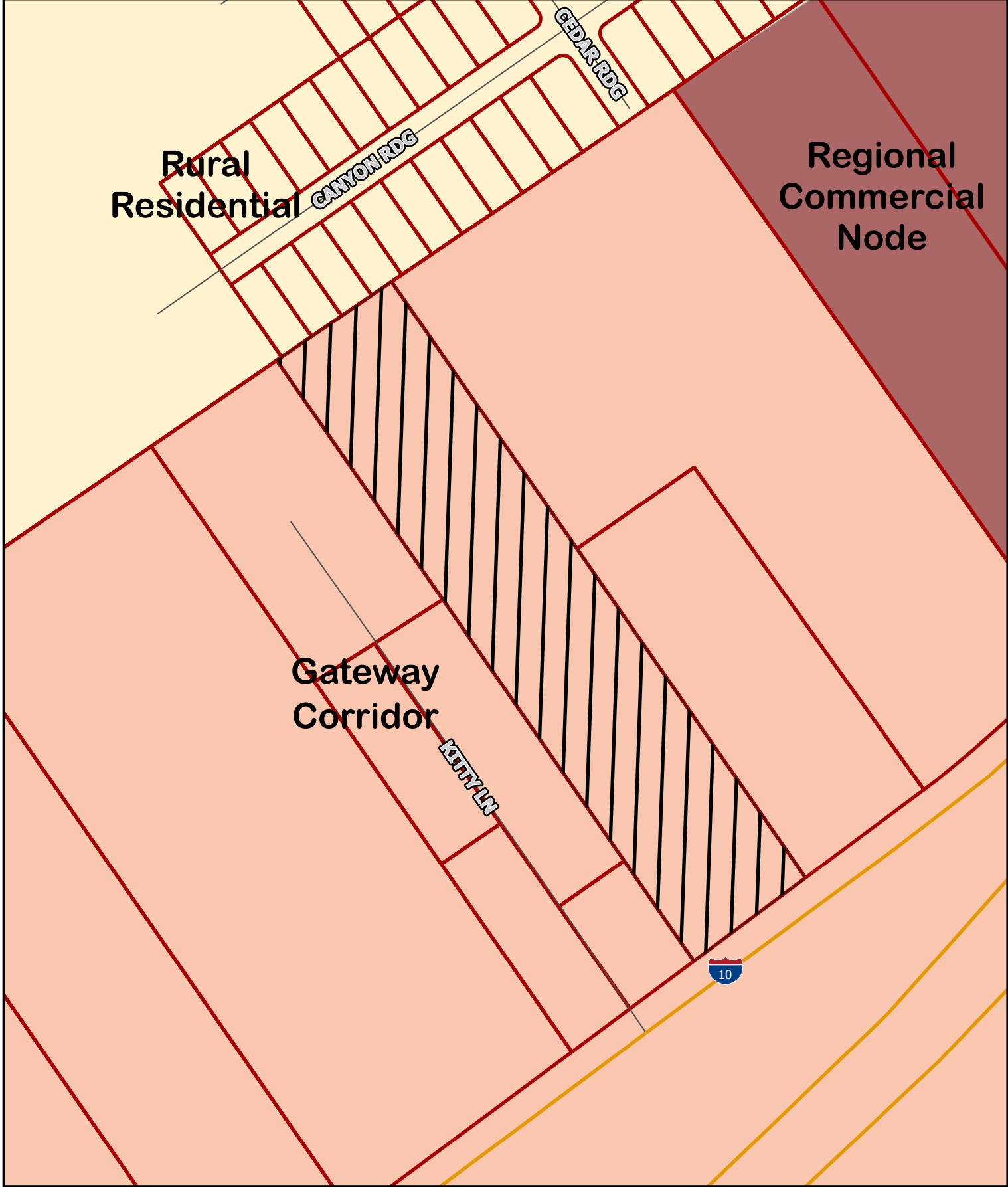
Site Location



Parcel

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Site Location



Parcel

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PLANNING & CODES

ZC 17-25 Staff Report
900 BLK of IH 10 W
Zoning Change from A-R to C

Applicant:

Stephen Stinson
17203 Jones Maltsberger Rd
San Antonio, TX 78247

Property Owner:

Jetbird Properties INC.
10310 Leonidas Horton Rd
Conroe, TX 77304

Property Address/Location:

900 BLK of IH 10 W
PID # 51493

Legal Description:

ABS: 6 SUR: H BRANCH
30.491 AC.

Lot Size/Project Area:

2 AC.

Future Land Use Plan:

Suburban Residential

Notifications:

Mailed:
Newspaper: June 22, 2025

Comments Received:

None

Staff Review:

Melissa Zwicke
Planner

Attachments:

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

REQUEST:

A Zoning Change request from Agricultural-Ranch (A-R) to Commercial (C).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	A-R	Undeveloped land
N of Property	A-R	Undeveloped land
S of Property	C	Undeveloped land
E of Property	C	Undeveloped land
W of Property	A-R	Undeveloped land

SUMMARY OF STAFF ANALYSIS:

The property will be developed into a new Buick GMC dealership. The northwest corner of the property is approximately 2 acres and currently zoned Agricultural Ranch. The remaining 28.5 acres of the property is zoned commercial.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – Not consistent. This 2-acre corner of the property is in the Suburban Residential District of the Future Land Use Plan, while the remaining 28.5 acres is in the Commercial Corridor.

Compatible with existing and permitted uses of surrounding property – There is adjacent commercial zoning, and land uses across IH 10 W. this would include Seguin Chevrolet and the future home of Gunn Auto.

Adverse impact on surrounding properties or natural environment – None identified.

Proposed zoning follows a logical and orderly pattern – If combined with the existing commercial zoning along the IH 10, there is a logical pattern for development along a major transportation corridor.

Other factors that impact public health, safety, or welfare – None identified

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The 2-acre section is part of the larger 28.5-acre property along the 900 BLK of IH 10 W.
The portion proposed for rezoning to Commercial is adjacent to the existing commercial zoning.

CODE REQUIREMENTS:

In order to develop the tract for commercial use, the property must be zoned Commercial. The current zoning of Ag-Ranch restricts retail and services development.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

Properties to the north of this tract are mostly undeveloped. To the east there is a wrecker service and to the northeast is Central Texas Metal Roofing. There is a residential use east of the property. That property is adjacent to the wrecker service and owned by the same family. Near the property is Seguin Chevrolet, the future home of Gunn Auto, Teijin Automotive Technologies, and Rio Nogales Power Project.

HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.)
None identified.

COMPREHENSIVE PLAN (The Future Land Use Plan):

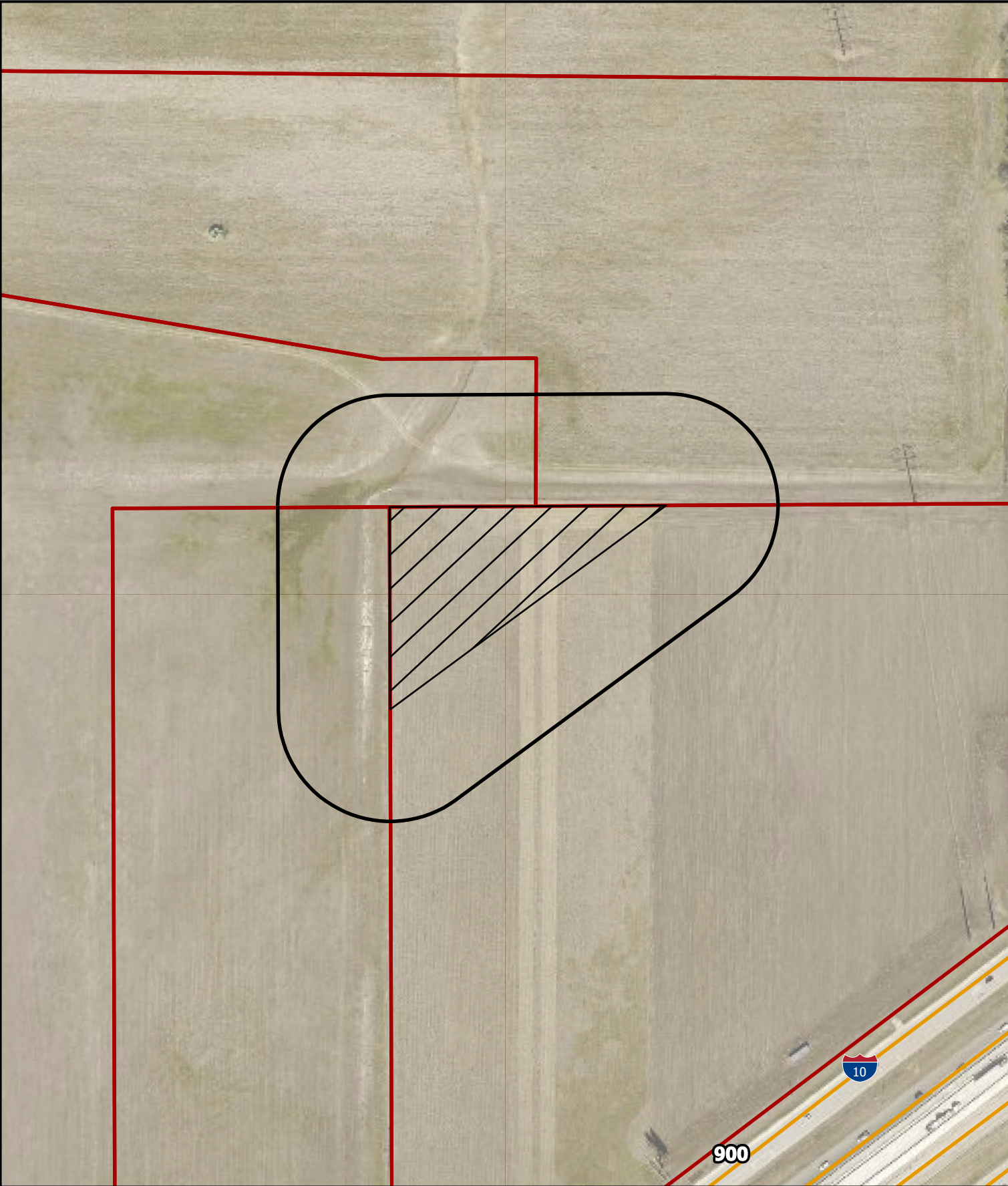
This 2-acre section falls into the Suburban Residential District of the Future Land Use Plan, while the remaining 28.5 acres are in the Commercial Corridor. The intent of the Commercial Corridor is to promote largescale commercial development and focus on attracting vehicular based traffic and providing a buffer between larger thoroughfares and residential development. The majority of the 28.5-acre tract is in the Commercial Corridor district. Commercial is an appropriate use in this district. While the 2-acre section is in the Suburban Residential district, it is surrounded on three sides by regional detention facilities owned by the City of Seguin. This would not be a practical area for residential zoning.

TRAFFIC (STREET FRONTAGE & ACCESS):

The tract as a whole, fronts IH 10 W. The applicant will go through TxDOT for access approval.

OTHER CONSIDERATIONS:

As always, development of vacant land will be required to follow all development standards, to include, but not limited to platting, drainage, landscaping, public improvements (utility extension), etc.



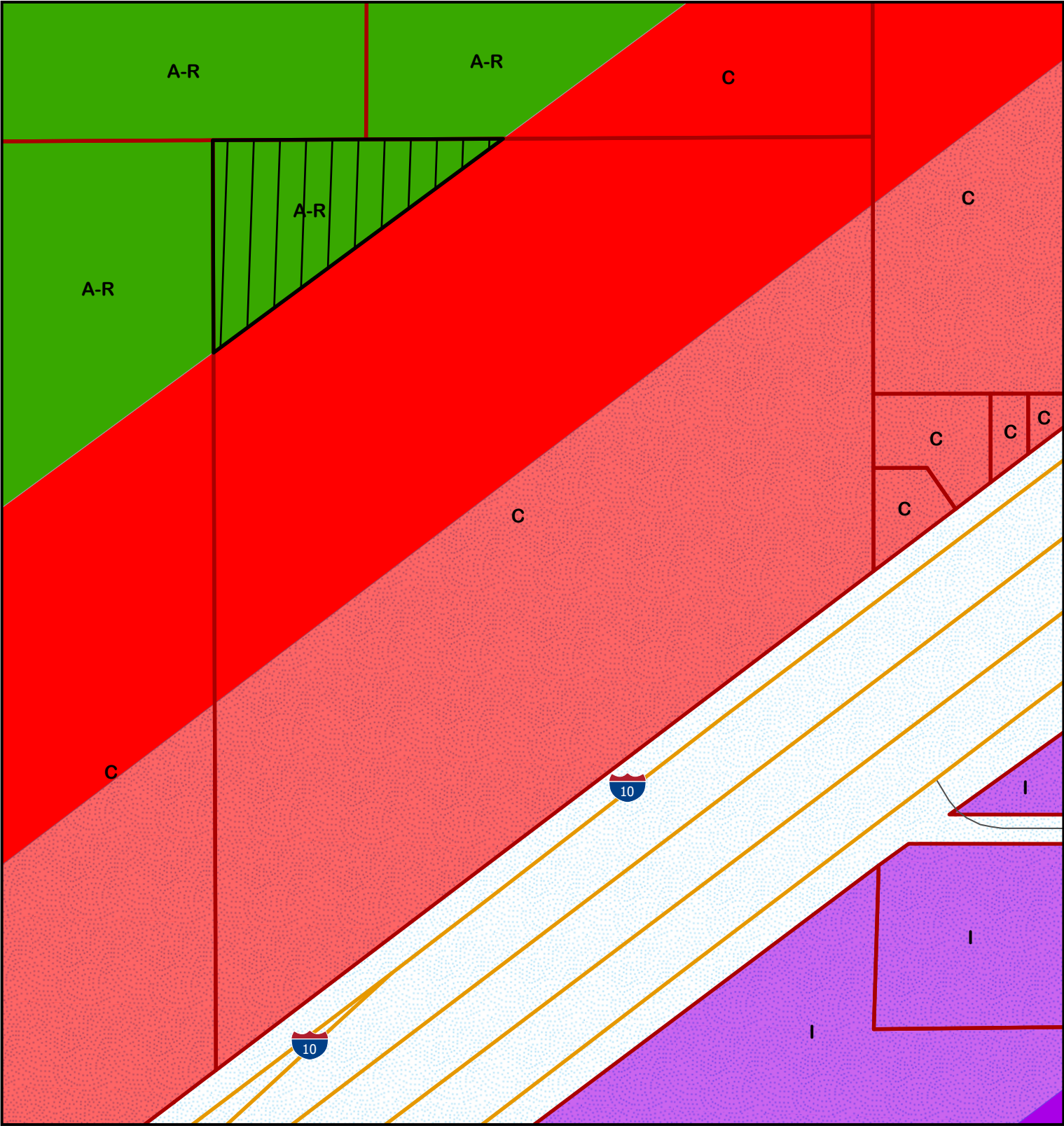
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Site Location

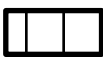
1 inch = 230 feet

Printed: 6/11/2025



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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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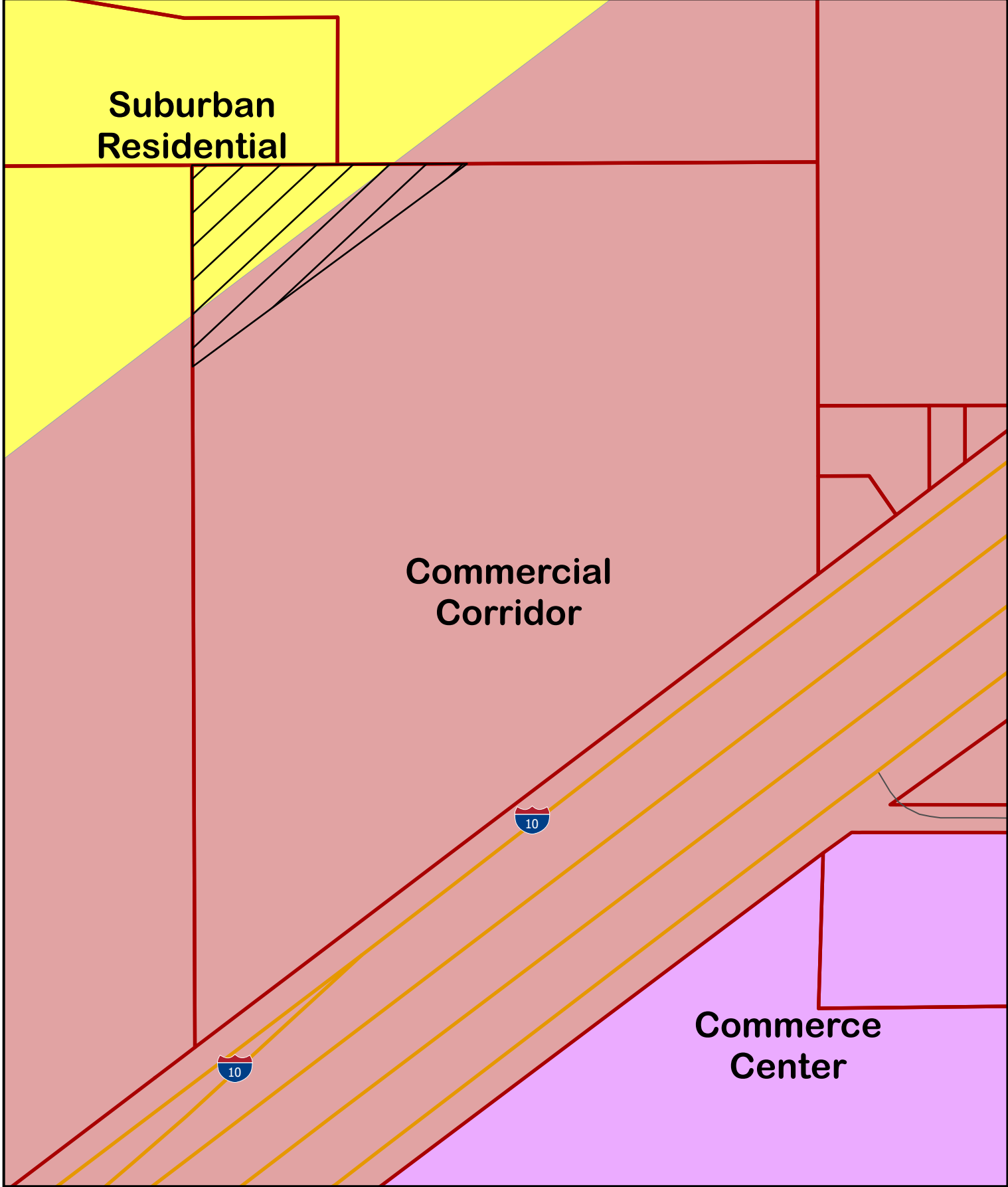
Site Location



Parcel

1 inch = 230 feet

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Site Location



Parcel

1 inch = 230 feet

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