



PLANNING & CODES

Applicant:

Triple M Development Corp.
184 Wampum Way
Seguin, TX 78155

Property Owner:

Triple M Development Corp.
184 Wampum Way
Seguin, TX 78155

Property Address/Location:

SH 123 and Harry Miller Pass

Legal Description:

The Countryside #6, Block 1,
Lot 5, 6.817 ac.
Prop ID: 116456

Lot Size/Project Area:

Approx. 6.817 acres

Future Land Use Plan:

Commercial Corridor

Notifications:

Mailed: Dec 28, 2023
Newspaper: Dec 24, 2023

Comments Received:

None

Staff Review:

Armando Guerrero
Planning Manager

Attachments:

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

GLUP Staff Report State Hwy 123 & Harry Miller Pass General Land Use Plan (GLUP)

REQUEST:

Applicant has submitted a General Land Use Plan (GLUP) for this 6.817-acre property located on Harry Miller Pass east of State Highway 123.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	PUD	Vacant Land
N of Property	MF-3 & R-1	Multi-Family/Self Storage
S of Property	PUD	Single-family Development
E of Property	MF-3	Multi-Family Development
W of Property	PUD	Vacant Land

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The 6.817-acre property is located on Harry Miller Pass, east of State Highway 123 and is currently zoned Planned Unit Development (PUD). The applicant submitted a GLUP that proposes various multi-family residential housing options which consist of build-to-rent single-family homes, duplexes, and multi-family at this location.

The plan notes that this multi-family development would be limited to the three (3) different housing options mentioned above. The plan also notes an 8' wall and a landscape buffer to the south of the property, adjacent to the existing residential homes to add additional privacy for the existing residential neighborhood to the south, and the proposed development. The applicant does plan to communicate with the adjacent property owners before the replacement or construction of any fencing. The plan also notes that individual units (single-family, and duplex) would be allowed to fence in their private yards with a fence of a minimum of 5' in height.

Staff is recommending approval, the submitted GLUP is compatible with the surrounding residential and multi-family uses seen within the area, the GLUP will function in a residential capacity and will be guided by the development requirements that are required for a multi-family development when not specifically identified in the plan.

Planning Department Recommendation:

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

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The 6.817-acre property is located on Harry Miller Pass, east of State Highway 123. The property is currently vacant and contains a zoning designation of PUD.

This property originally contained a split zoning of R-1 and MF-3, but a zoning change request in November of 2019 changed the property's zoning to PUD. A GLUP was also submitted and approved that same month and year for the property.

The GLUP that was approved in 2019 touches on the permitted uses at the site (residential homes, apartments, retail businesses, office space, convenience store/gas station, car wash, and storage facility), and broadly covers the development requirements for the site with a few variations, and note that they "will comply to the current City Codes and Ordinances" when it came to screening, sidewalks, parking, landscaping, fencing, and building materials. The 2019 plan also notes that all aspects not covered by the plan shall be regulated by the applicable sections in the code, and that all other ordinances within the code shall apply to the property except where clearly modified by the submitted plan.

The GLUP plan of 2019 was never moved forward with and since then has expired. The Unified Development Code (UDC) Section 3.2.18/C. Procedure/ (8), states, "if no construction has commenced or no use established within two (2) years from the approval of the GLUP, the GLUP shall lapse and be of no further effect.

CODE REQUIREMENTS:

According to the UDC's Section 3.2.18, Planned Unit Development (PUD) may be used to achieve proposed development that does not conform in all respects with the land use pattern designated on the zoning map, the district regulations prescribed by the zoning ordinance, or the requirements of Chapter 3 in the UDC. The PUD may include, through the submission of a General Land Use Plan, a combination of different dwelling types and/or a variety of land uses, which creatively complement each other and harmonize with existing and proposed land uses in the vicinity. The General Land Use Plan (GLUP) standards and designs are expected to exceed the quality of development that can be obtained in a standard zoning category.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The property is in an area of mixed zoning and uses. An existing PUD zoning that is functioning as single-family residential use is located to the south of the property, Multi-Family (MF-3) use and zoning to the east, Commercial and Multi-Family (MF-3) use and zoning to the north of the property, and undeveloped PUD zoning to the west along State Highway 123.

The proposed land uses in this General Land Use Plan (GLUP) are similar in use to the existing and surrounding land uses.

COMPREHENSIVE PLAN:

The property is located within the Commercial Corridor. This district should accommodate medium to large scale commercial development, and should focus on attracting vehicular-based traffic, while providing a buffer between larger thoroughfares and residential development. Limited residential development may be suitable in this classification when secondary to commercial development. Developments within Commercial Corridor areas should contain enhanced development standards, such as landscaping requirements and façade treatment, and should be required to promote high-quality commercial development.

HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.)
No health, safety or environmental issues have been identified for these properties.

TRAFFIC (STREET FRONTAGE & ACCESS):

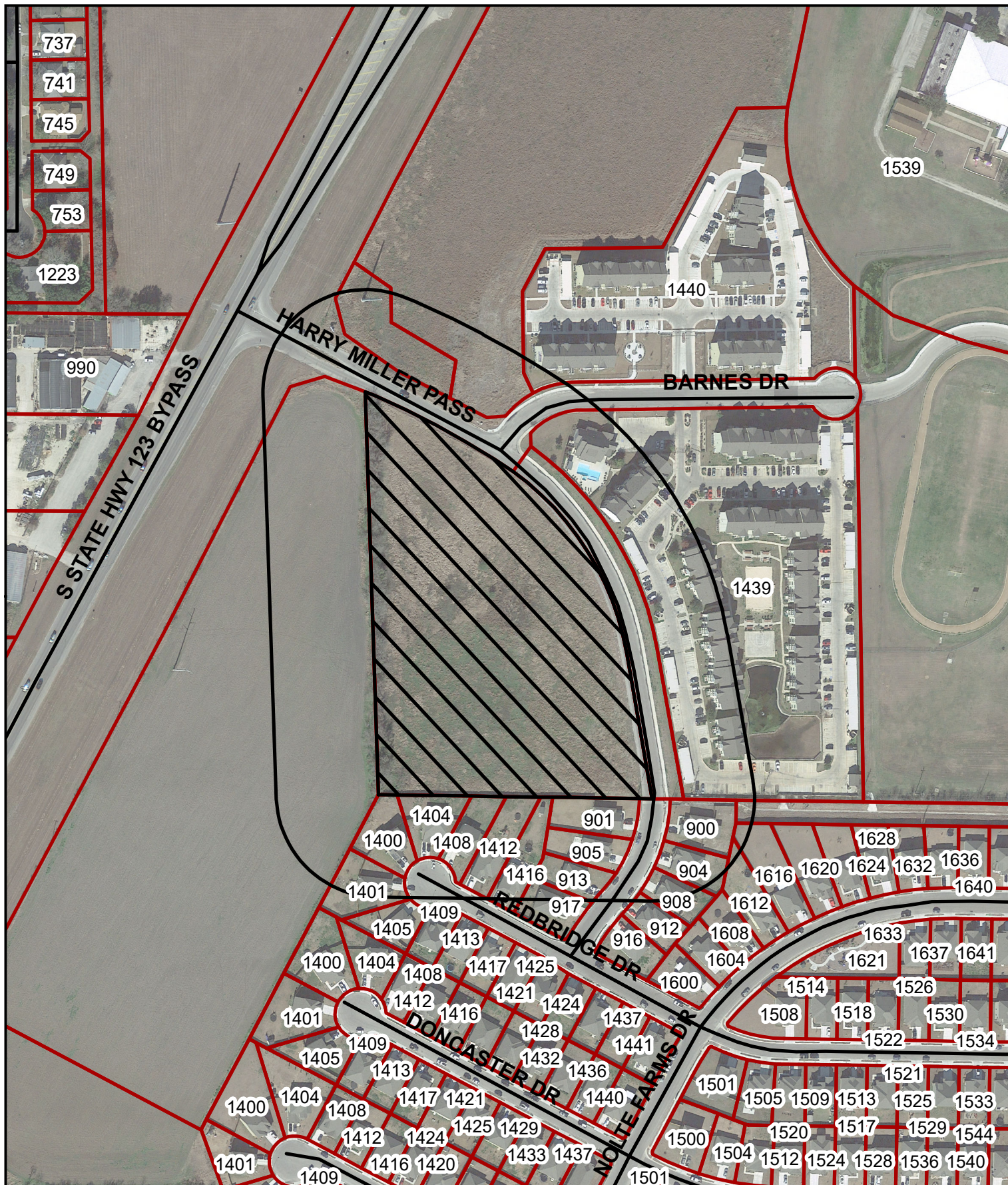
The property fronts Harry Miller Pass and will take access from this street.

OTHER CONSIDERATIONS:

As a reminder, the development of this property will be guided by the approved GLUP. The plan will serve as a development guide that highlights the specific development requirements of the site. Requirements range from parking requirements, density, setback requirements, landscaping & buffering requirements, fencing, and building height and location to name a few. The plan identifies standards and requirements for the proposed development that would allow staff to enforce during the review process for this proposed development. The applicant has also noted that specific development requirements not included in the GLUP shall adhere to the standard MF-2 zoning and development requirements seen in the UDC.

LOCATION MAP

GLUP 01-23 State Hwy 123 & Harry Miller Pass



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.

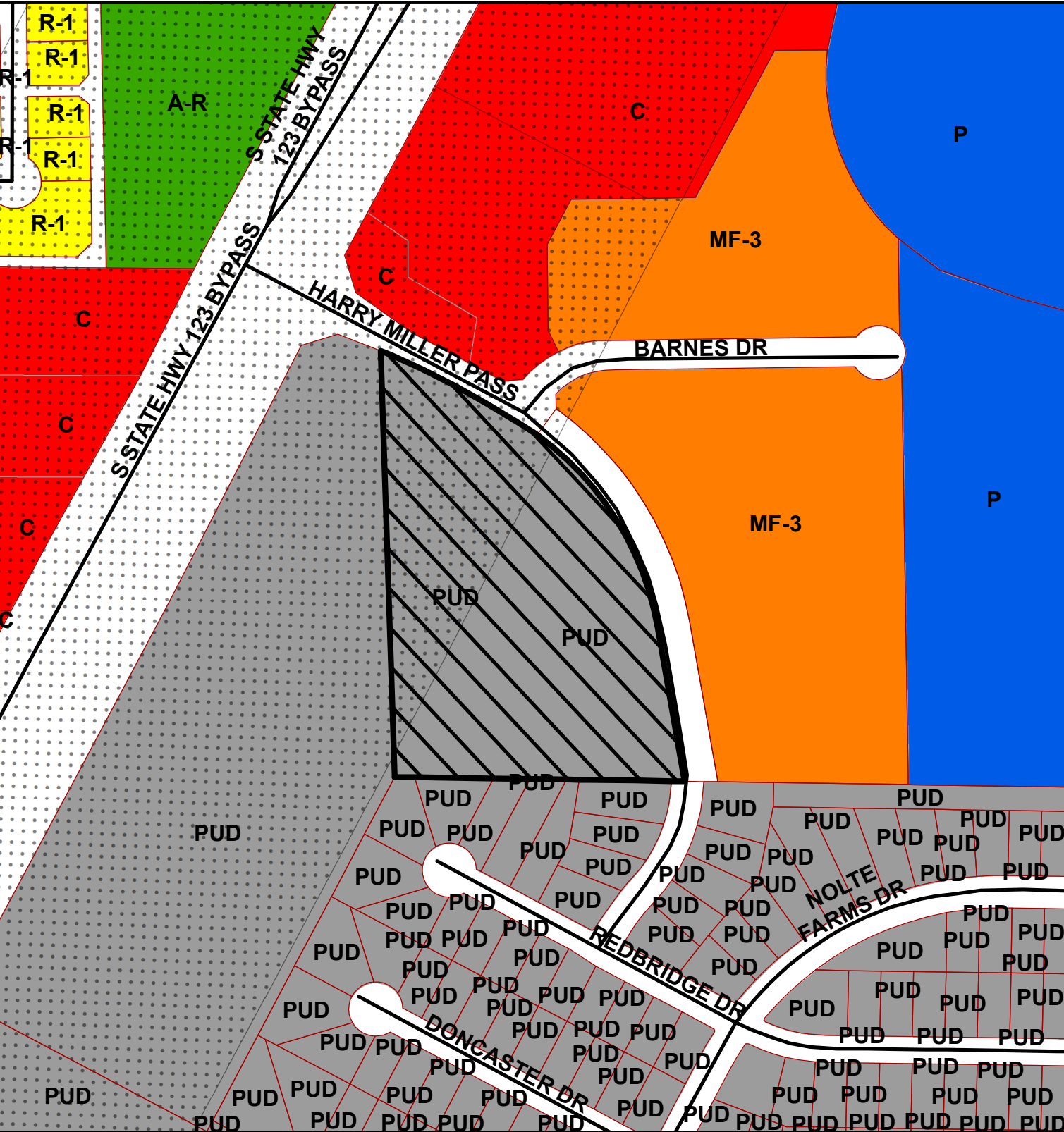


1 inch = 250 feet

Printed: 11/16/2023

ZONING MAP

GLUP 01-23 State Hwy 123 & Harry Miller Pass



- | | | | | |
|----------------------|-----------------------------|--------------------------|-------------------------|--------------------------|
| Site Location | Single Family Residential 1 | MultiFamily 1 | Neighborhood Commercial | Planned Unit Development |
| Streets | Single Family Residential 2 | MultiFamily 2 | Commercial | ROW |
| Agricultural - Ranch | Zero Lot Lines | MultiFamily 3 | Light Industrial | |
| Rural Residential | Duplex 1 | Manufactured-Residential | Industrial | |
| Suburban Residential | Duplex 2 | Manufactured Home Park | Public | |

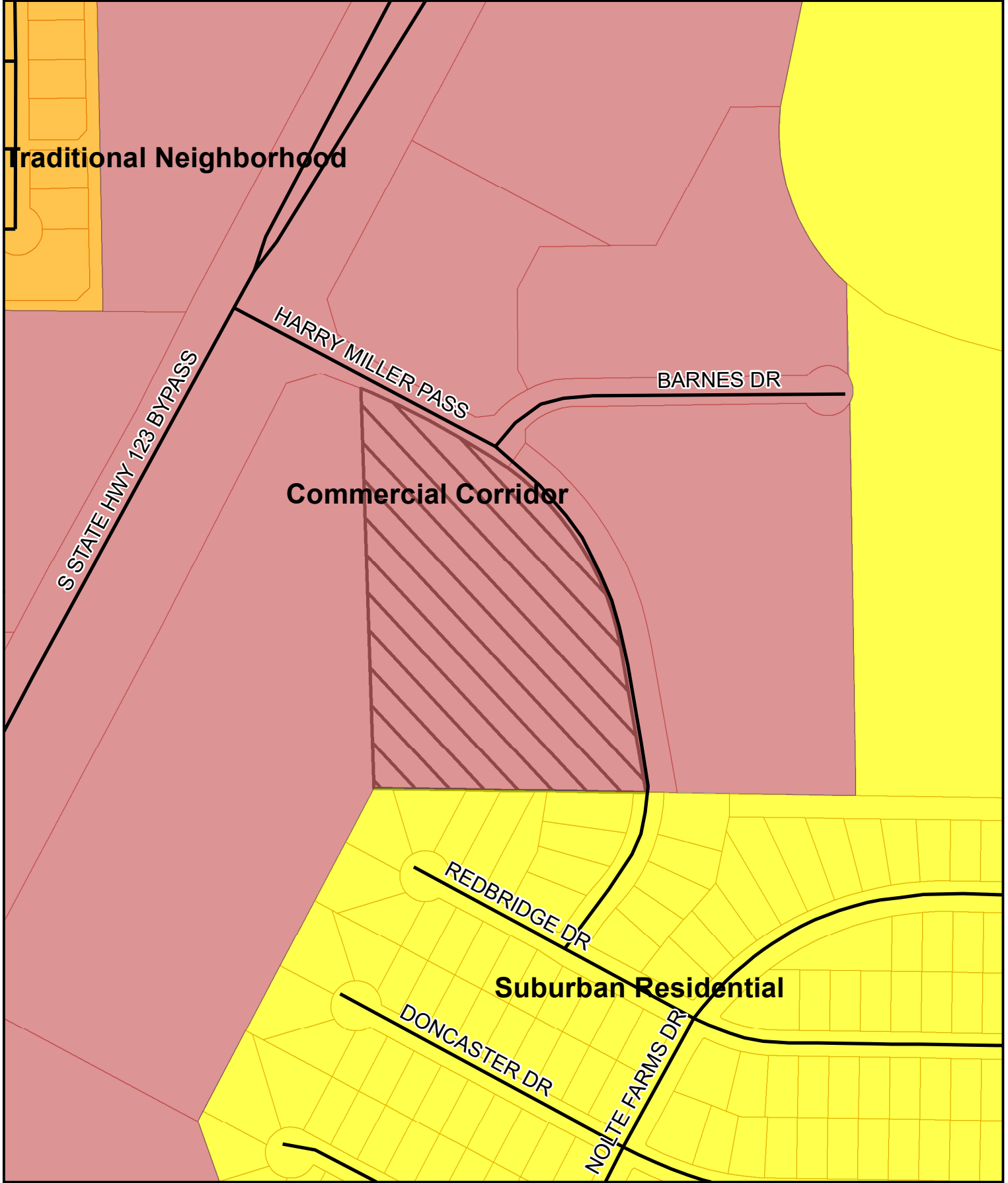
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Site Location

Parcels

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FUTURE LAND USE MAP GLUP 01-23 State Hwy 123 & Harry Miller Pass



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		Site Location	1 inch = 250 feet
		Ownership	