



## PLANNING & CODES

**SUP 09-22**  
**3089 IH-10 W**  
**Specific Use Permit**

**Applicant:**

Brown & Ortiz, PC  
112 E. Pecan St., Ste. 1360  
San Antonio TX, 78205

**Property Owner(s):**

DM Dirt LLC  
14500 San Pedro Ave, Ste 101  
San Antonio, TX 78232

**Property Address/Location:**

3089 IH-10 W  
Seguin, TX 78155

**Legal Description:**

ABS: 28 SUR: WILLIAM LEACH  
3.0000AC.  
Property ID: 58115

**Lot Size/Project Area:**

Approx. 3.0 acres

**Future Land Use Plan:**

Regional Node

**Notifications:**

Mailed: Dec 1, 2022  
Published: Nov 27, 2022

**Comments Received:****Staff Review:**

Armando Guerrero  
Planner

**Attachments:**

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

**REQUEST:** A Specific Use Permit (SUP) to allow a truck stop in a commercially zoned district.

**ZONING AND LAND USE:**

	Zoning	Land Use
<b>Subject Property</b>	C	Vacant residential
<b>N of Property</b>	-	IH 10 Corridor
<b>S of Property</b>	OCL	Outside City Limits
<b>E of Property</b>	OCL	Outside City Limits
<b>W of Property</b>	C	Welding/Storage

**SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:**

The applicant is requesting a SUP to allow a truck stop on a commercially zoned lot. The proposed site is a 3-acre tract of land at the southeast corner of FM 725 and the IH-10 access/frontage road, this property is catty-cornered to an existing (Love's) truck stop. Although classified as a "truck stop" the proposed site does not reflect the capacity or usage of any existing or proposed truck stops (Love's, Quick Trip, Road Ranger) within the city limits, all of which contain more semi parking spaces than what is being proposed at this site. The inclusion of the five semi-truck parking spaces would classify this location as a truck stop, even though it provides significantly less parking for semi-trucks than what is typically seen at other truck stop facilities within the city limits.

Staff finds that the proposed use meets the criteria required for the approval of Specific Use Permits as set out in the UDC Chapter 2, Section 2.5.1. with associated conditions mentioned below.

**RECOMMENDATION:**

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

**CONDITIONS:**

- No overnight (12 consecutive hours) parking be permitted on-site for autos and/or semi-trucks.
- Semi-truck parking limited to a maximum of 5 spaces.
- No truck idling.
- If site is renovated or expanded, additional parking may be required.

**SITE DESCRIPTION:**

The proposed development is located at the southeast corner of FM 725 and the IH-10 access/frontage road on a 3-acre tract of land. The property is currently vacant with not built structures on the lot.

The proposed site plan provided by the applicant shows a convenience store (total square footage not provided), 6 fueling stations for motor vehicles, 4 diesel fueling stations for semi-trucks, and 41 total parking spaces (36 for personal vehicles and 5 for semi-trucks). Access to site is shown from both FM 725 and the IH-10 access/frontage road.

Currently the property contains two existing access points from its past use (gas station), one access point is located from FM 725, and the other (a dual access point) is located along the IH-10 access/frontage road. The use of existing or future access points to the property from FM 725 and IH-10 access/frontage road would be subject to TxDOT review and approval. This site would be served by Green Valley for water, the city of Seguin for sewer, and GVEC would be the electric provider.

**CODE REQUIREMENTS:**

Code requirements seen in section 3.4.3 Land Use Matrix of the City's Unified Development Code (UDC) may allow for a Truck Stop in a Commercially zoned district with the approval of an SUP.

**COMPATIBILITY WITH SURROUNDING LAND USES & ZONING:**

Similar commercial zoning can be seen to the west of this property. The areas to the south and east of this property are outside the city limits, and the area to the north is the IH-10 corridor and access/frontage road. The commercial use to the west of the property consists of a wood stove sales office, truck/equipment yard, and a self-storage facility. Catty-corner to this property across the interstate is Love's Travel Stop, (existing truck stop) which is also located in a commercially zoned district and was granted a Specific Use Permit (SUP 06-11) on July 12, 2011 with conditions.

**COMPREHENSIVE PLAN:**

The property is located within the Regional Node of the City's Future Land Use Plan. Nodes are encouraged to house various commercial activities and high-density multi-family developments. By creating these Node districts, a concentration of value is created thus enhancing the appeal of these areas for development.

**OVERLAY DISTRICT:**

This property is located within the IH-10 Overlay District. Construction of the Truck Stop shall adhere to all development standards, and requirements (Building Materials and Design Requirements & Outdoor Display/Storage) of the IH-10 Corridor Overlay District seen in Sec. 3.3. - Overlay districts of the Unified Development Code.

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

This site can be accessed through FM 725 on the property's west side, and through IH-10 access/frontage road, on the north side of the property. Both roads are TxDOT right of ways, which would require review and approval from TxDOT for any proposed access points to the site.



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.



Lot Lines

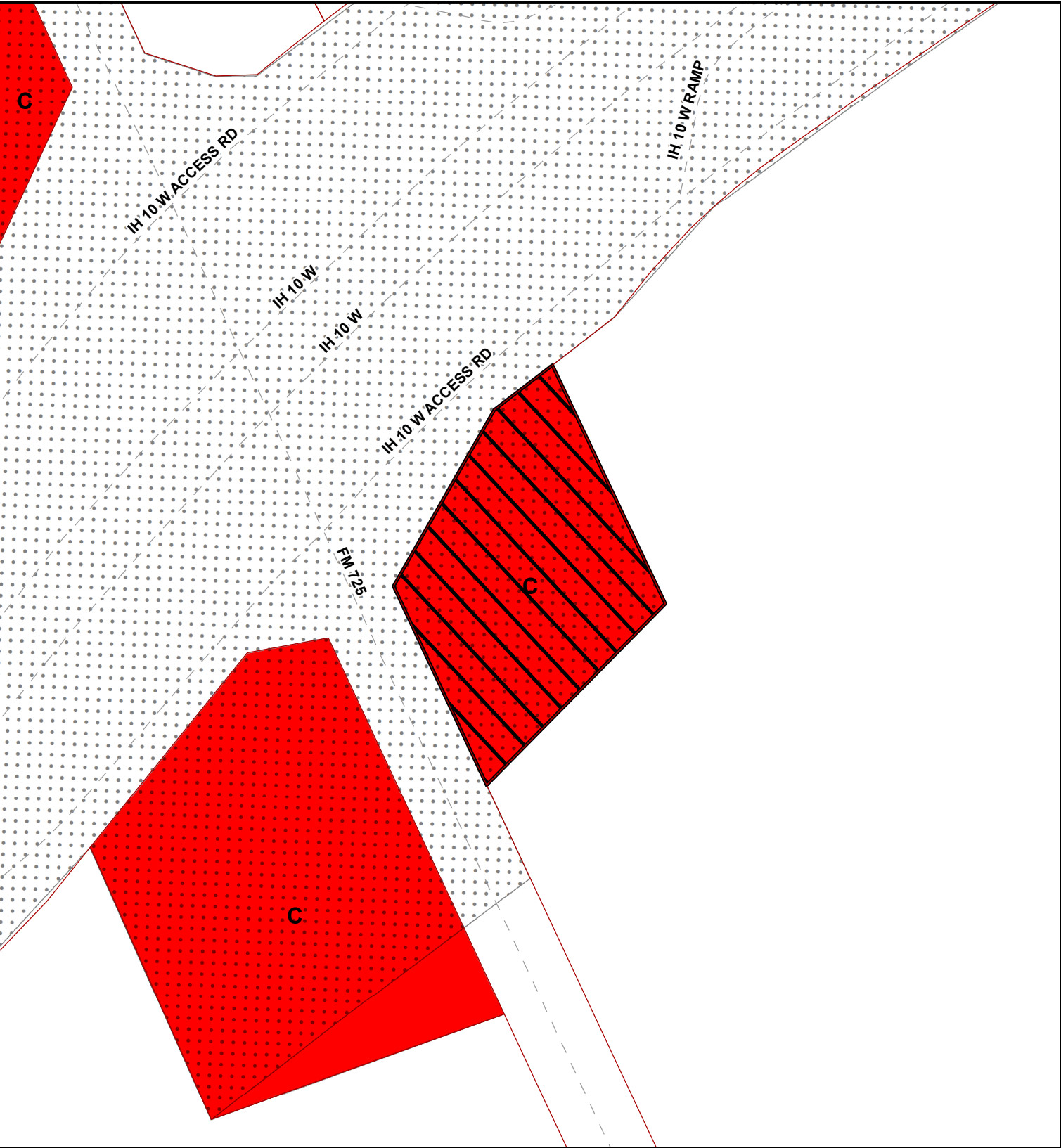




















Site Location



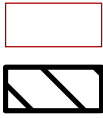
200' Notification Buffer  
1 inch = 200 feet

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 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

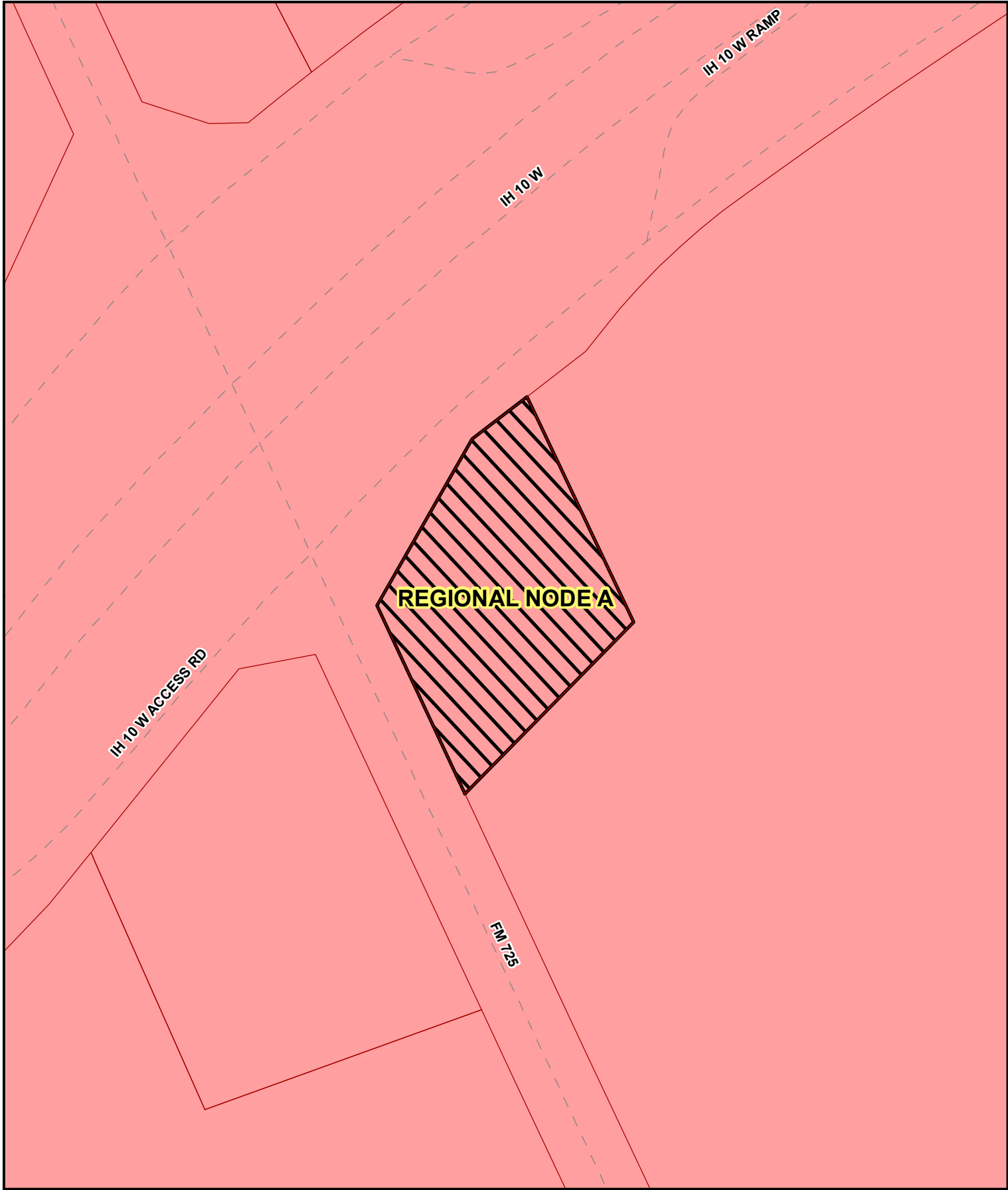
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Ownership  
Site Location

1 inch = 200 feet

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Ownership



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