



PLANNING & CODES

SUP 09-21
SE Corner IH 10 and FM 464
Specific Use Permit

Applicant:

Road Ranger, L.L.C.
Marc Bourgault
1501 Woodfield Rd St.300S
Schaumburg, IL 60173

Property Owner(s):

Seguin Land Investments LP
4185 Dallas Parkway St.1150
Dallas, TX 75254

Property Address/Location:

2400 FM 464
Seguin, Texas 78155

Legal Description:

ABS:11 SUR: JD Clements
10.29 acres
Property ID 53164

Lot Size/Project Area:

10.29 AC.

Future Land Use Plan:

Town Approach

Notifications:

- Mailed: 9-30-2021
- Published: 9-26-2021

Comments Received:

None to date

Staff Review:

Chris Riggs
Asst. Director of Planning

Attachments:

- Location Map
- Zoning Map
- FLUP Map

REQUEST: A Specific Use Permit for a proposed travel center with gas and truck diesel (truck stop) to be located at the southeast corner of IH-10 and F.M. 464 in a Commercial zoned district.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	C	Commercial (rezone)
N of Property		IH 10 Corridor
S of Property	NC	Residential
E of Property	LI	Industrial
W of Property	C	Undeveloped

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The proposed truck stop is to be located on a commercially zoned property that is on the frontage of IH 10. Staff finds that the location of the proposed development 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.

Planning Department Recommendation:

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

CODE REQUIREMENTS:

According to Section 3.4.3 Land Use Matrix of the Seguin Unified Development Code, a truck stop is only permitted with a Specific Use Permit in a "Commercial" zoned district.

SITE DESCRIPTION:

The proposed development is planned to be constructed on a lot totaling approximately 10.29 acres. The proposed development will consist of a travel center (commercial, retail), fueling stations for motor vehicles, diesel fueling stations for trucks and the site will have 72 parking spaces for automobiles and 70 parking spaces for semi trucks. Access to site will be gained from FM 464.

COMPATIBILITY WITH SURROUNDING LAND USES & ZONING:

The area along the I-10 frontage is primarily zoned commercial, light industrial, and industrial. Allowing the truck stop use in a commercially zoned district would be compatible. The potential inclusion of the proposed truck stop would not have a negative impact to these commercial services as they are too served by regular traffic and heavy vehicles.

COMPREHENSIVE PLAN:

The property is found within the Town Approach corridor of the future use map. Commercial uses are permitted within the Town Approach corridor. The granting of the Specific Use Permit does not change the zoning designation. Therefore the existing zoning is compatible with the future land use plan.

TRAFFIC (STREET FRONTAGE & ACCESS):

The property can be accessed from FM 464. The applicant will need to coordinate the access points with TxDOT as the roadway is TxDOT right-of-way.

PARKING:

The applicant is proposing a total of 142 parking spaces (72 for personal vehicles and 70 for trucks). The required number per the UDC is 48 parking spaces for the 12,000 sq ft travel center (retail services and commercial), thus the applicant is providing sufficient number of parking spaces.

Conditions to Final Project Approval:

The applicant has submitted their request to move toward the overall completion of a proposed truck stop. To better insure the overall compatibility and limiting the impacts to the surrounding properties and neighborhoods, staff is recommending the subsequent conditions be followed:

- To protect, mitigate and/or enhance existing traffic conditions, it is recommended that the proposed number of auto and truck parking (72 auto and 70 truck) be maintained within a buffer of +/- 5 parking spaces of the total combined number of parking spaces (142 parking spaces)
- Staff recommends that the proposed landscaping (as shown on provided site plan) be adopted into the proceeding steps of the development process; if adjustments to the landscaping are required by the applicant, no more than 10% of the proposed landscaping (landscaping includes but not limited to all forms of vegetation shown and enumerated in landscape plan) may be eliminated or substituted without coordinating with city staff; once the landscape plan is approved as part of the site plan process, changes will be required to go through a re-review of plan
- Placement of proposed structures and site improvements (to include but not limited to curbing, pavement, landscape islands, fueling islands and primary structure) shall remain as shown, unless it is found that

through such placement, it would negatively impact the health, safety and/or welfare of persons, the development, surrounding properties and/or surrounding roadways; such changes are to be coordinated with staff

- Changes to proposed driveway locations be prohibited unless otherwise deemed necessary by TxDOT as primary authority of adjacent roadways
- Proposed use for site does not change whereby additional forms of traffic (vehicular and/or pedestrian) increases
- Project accounts for drainage requirements while maintaining the proposed site layout as presented as part of this SUP
- No overnight parking be permitted on-site for autos and/or trucks

LOCATION MAP

SUP 09-21 FM 464 & IH-10 W Frontage 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.



Lot Lines



Site Location



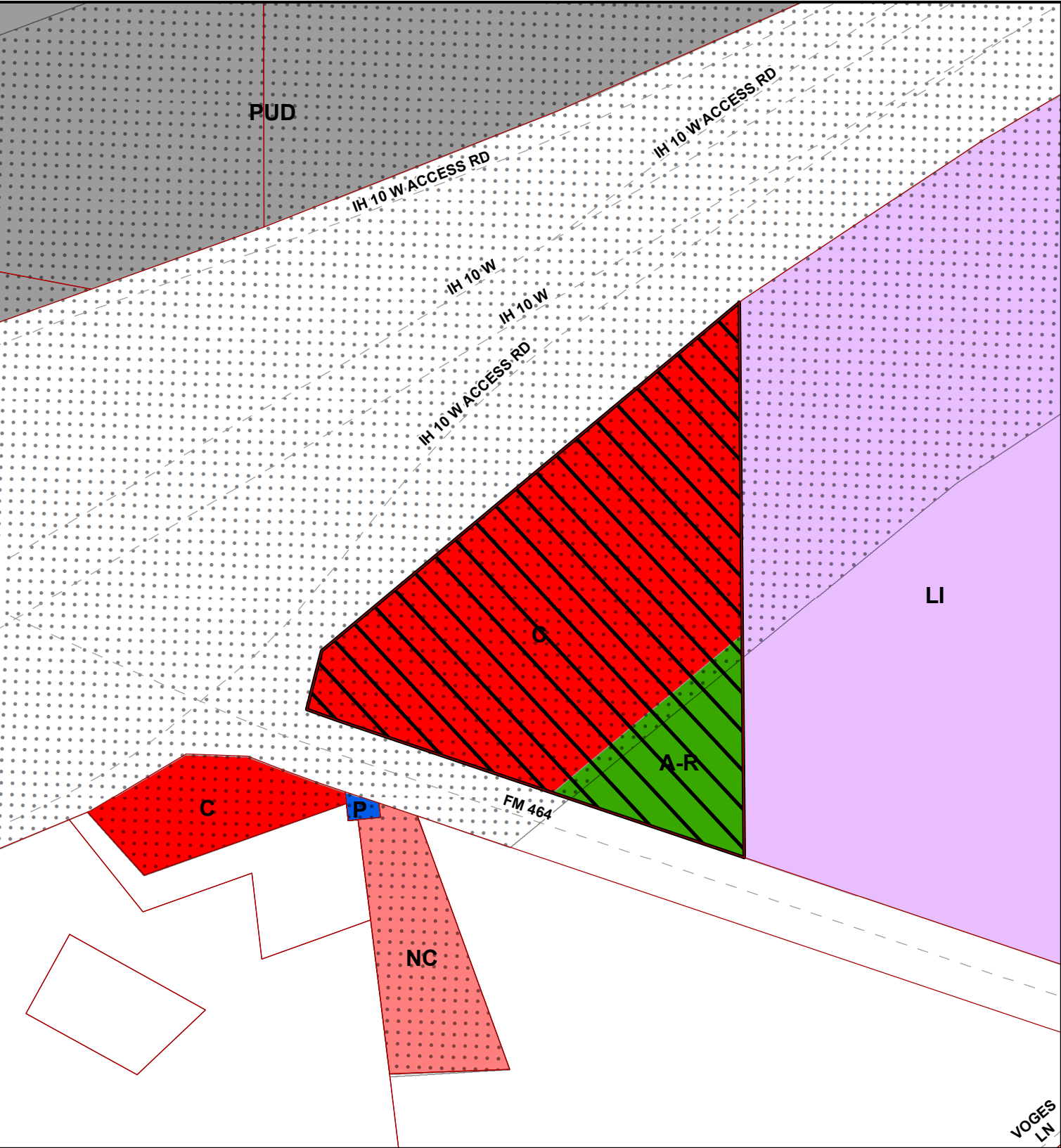
200' Notification Buffer

1 inch = 250 feet

Printed: 9/23/2021

ZONING MAP

SUP 09-21 FM 464 & IH-10 W Frontage Rd



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

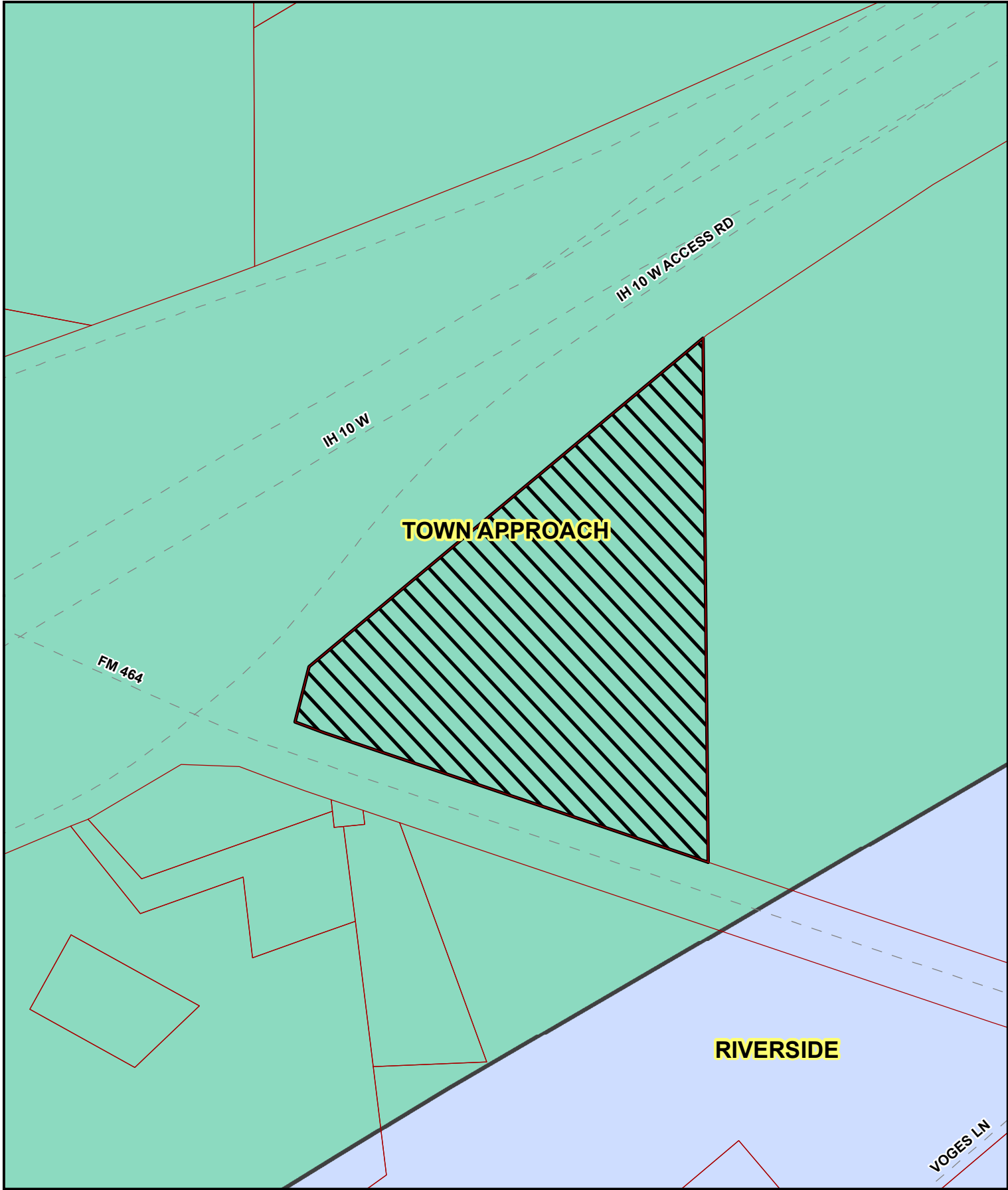
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Ownership

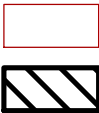
Site Location

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