



## PLANNING & CODES

**Applicant:**

Pape-Dawson Engineers, Inc.  
2000 NW Loop 410  
San Antonio, TX 78213

**Property Owner:**

Bitterblue, Inc.  
11 Lynn Batts Lane, Ste. 100  
San Antonio, TX 78218

**Property Address/Location:**

Southeast corner of Hwy  
123 and Nolte Farms Drive

**Legal Description:**

Prop ID: 59036

**Lot Size/Project Area:**

Approx. 57.44 acres

**Future Land Use Plan:**

Emergent Residential

**Notifications:**

Mailed: September 30, 2021  
Newspaper: September 26,  
2021

**Comments Received:**

None

**Staff Review:**

Armando Guerrero  
Planner

**Attachments:**

- Location Map
- Existing Zoning Map
- Future Land Use Plan Map
- GLUP (2020)
- Revised GLUP (2021)

## GLUP 19-06b Staff Report SH123 & Nolte Farms General Land Use Plan Revision

**REQUEST:**

Applicant has submitted a revision to the approved General Land Use Plan (GLUP) for a portion of the Nolte Farms GLUP that was approved in July 2020.

**ZONING AND LAND USE:**

	Zoning	Land Use
<b>Subject Property</b>	MF-3, C, R-2	Vacant land
<b>N of Property</b>	MF-3 & R-1	Single-family development
<b>S of Property</b>	Property outside of City Limits	Vacant
<b>E of Property</b>	Property outside of City Limits	Agricultural use
<b>W of Property</b>	Commercial & A-R	RV park and agricultural use

**SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:**

The property is located on the southeast corner of SH-123 and Nolte Farms Drive. The proposed site is approximately 57.44 acres and was originally part of the Nolte Farms General Land Use Plan approved in 2020. The 2020 GLUP was approved with a mixture of Single-Family Residential (R-2), and Commercial (C). The applicant is proposing to revise the GLUP by increasing the area of Single-Family Residential (R-2) development and changing the Commercial (C) area to Commercial (C) and Multi-Family 3 (MF-3). The document provided by the applicant and the associated map shall be used together as the General Land Use Plan. Staff recommends approval of the revisions to the GLUP as proposed by the applicant. The GLUP will be the regulating document to the Planned Unit Development the following items shall be followed as stated in the documents that were provided:

## PLANNING DEPARTMENT ANALYSIS

- Area to be Residential Zoning (R-2)
  - o GLUP has outlined that these areas will follow the requirements set by the Unified Development Code, thus this area will need to comply with all Single-Family Residential (R-2) zoning district requirements active at the time of development.
- Area to be Commercial Zoning (C)
  - o GLUP has outlined that these areas will follow the requirements set by the Unified Development Code, thus this area will need to comply with all Commercial (C) zoning district requirements active at the time of development.
- Area to be Multi-Family High Density (MF-3)
  - o GLUP has outlined that these areas will follow the requirements set by the Unified Development Code, thus this area will need to comply with all Multi-Family High Density (MF-3) zoning district requirements active at the time of development.

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

### **SITE DESCRIPTION**

The property is located on the southeast corner of SH-123 and Nolte Farms Drive. The subject property is currently zoned as a Planned Unit Development (PUD). The subject property is currently vacant.

### **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.

### **COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:**

The property is located adjacent to an existing PUD that includes a mixture of single-family residential, commercial, and offices land uses. The proposed revision to the General Land Use Plan (GLUP) for the site is compatible with the existing and proposed surrounding land uses. The land uses being proposed in the revised GLUP will provide land uses that are supportive to the existing single-family residential development and the multi-family development.

**COMPREHENSIVE PLAN:**

The property is located within the Emergent Residential District. The intent of this district is to provide a place for a variety of standard residential development forms to those areas that are outside of the center city and that break from existing neighborhood and commercial forms. Planned Unit Developments (PUD) are a recommended zoning district for Emergent Residential areas.

**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 both SH 123 and Nolte Farms Drive. Applicant will need to coordinate with City Engineering/Capital Improvement Projects for access to Nolte Farms Drive and with the Texas Department of Transportation (TxDOT) for access to SH 123.

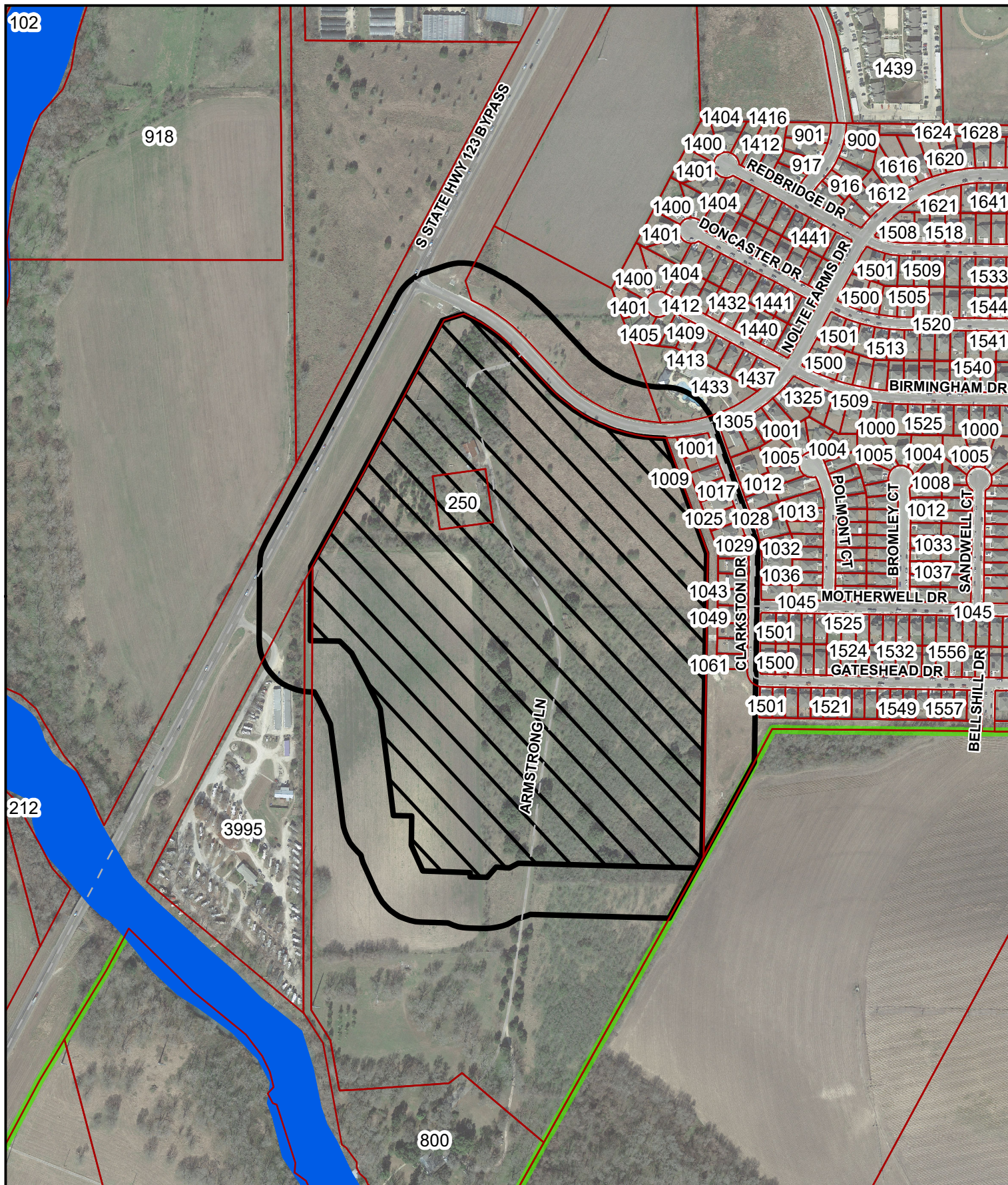
**OTHER CONSIDERATIONS:**

Any redevelopment of this property may trigger certain development standards. This may include, but is not limited to, platting, site plan review, stormwater detention, landscaping, buffering non-residential uses from residential uses, and off-street parking requirements.



## LOCATION MAP

## GLUP 1906b Nolte Farms



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 Sequim assumes no liability for errors on this map or use of this information.



## Lot Lines

## Site Location



## 200' Notification Buffer

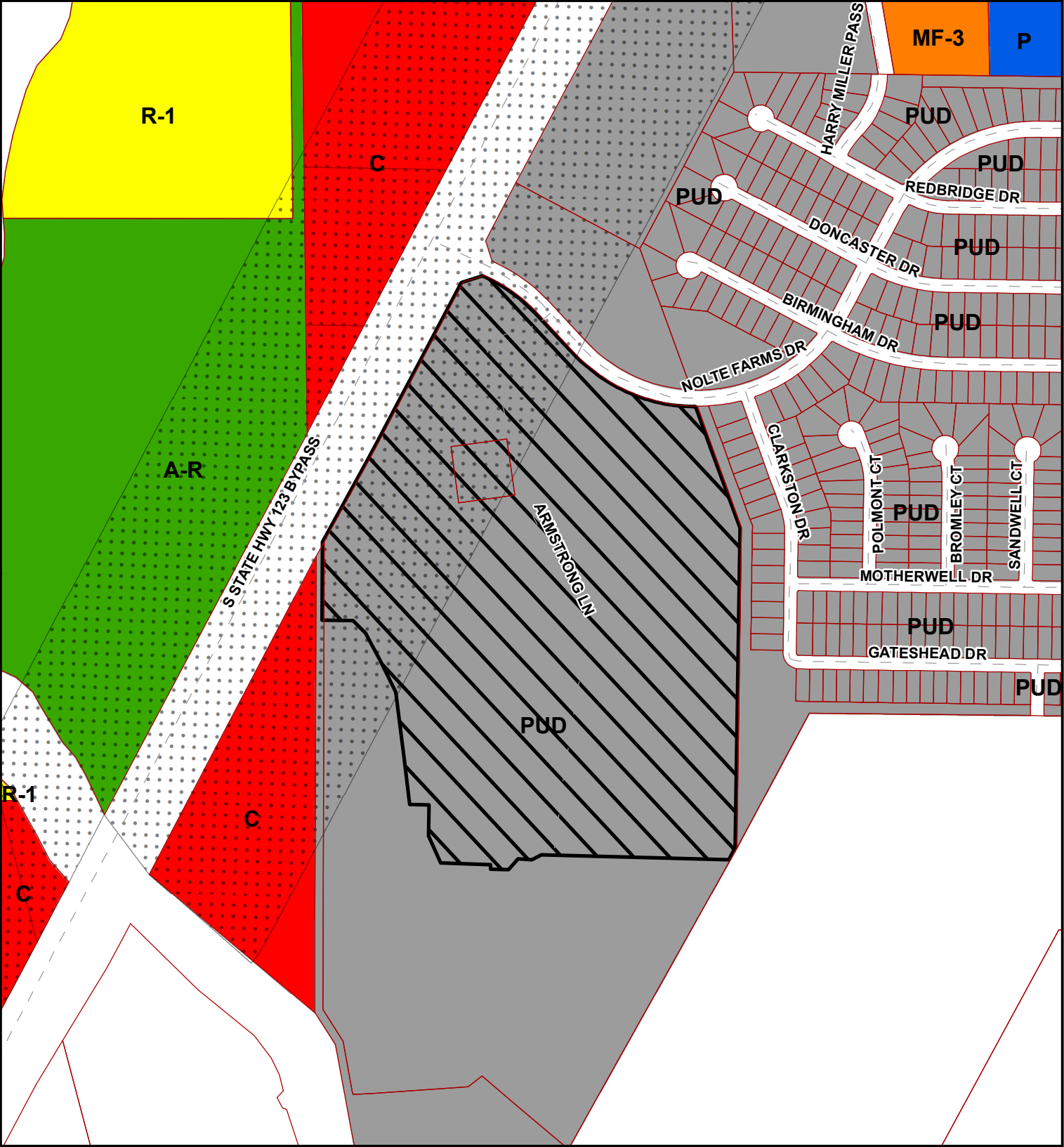
1 inch = 500 feet

Printed: 9/24/2021



ZONING MAP

GLUP 1906b Nolte Farms



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

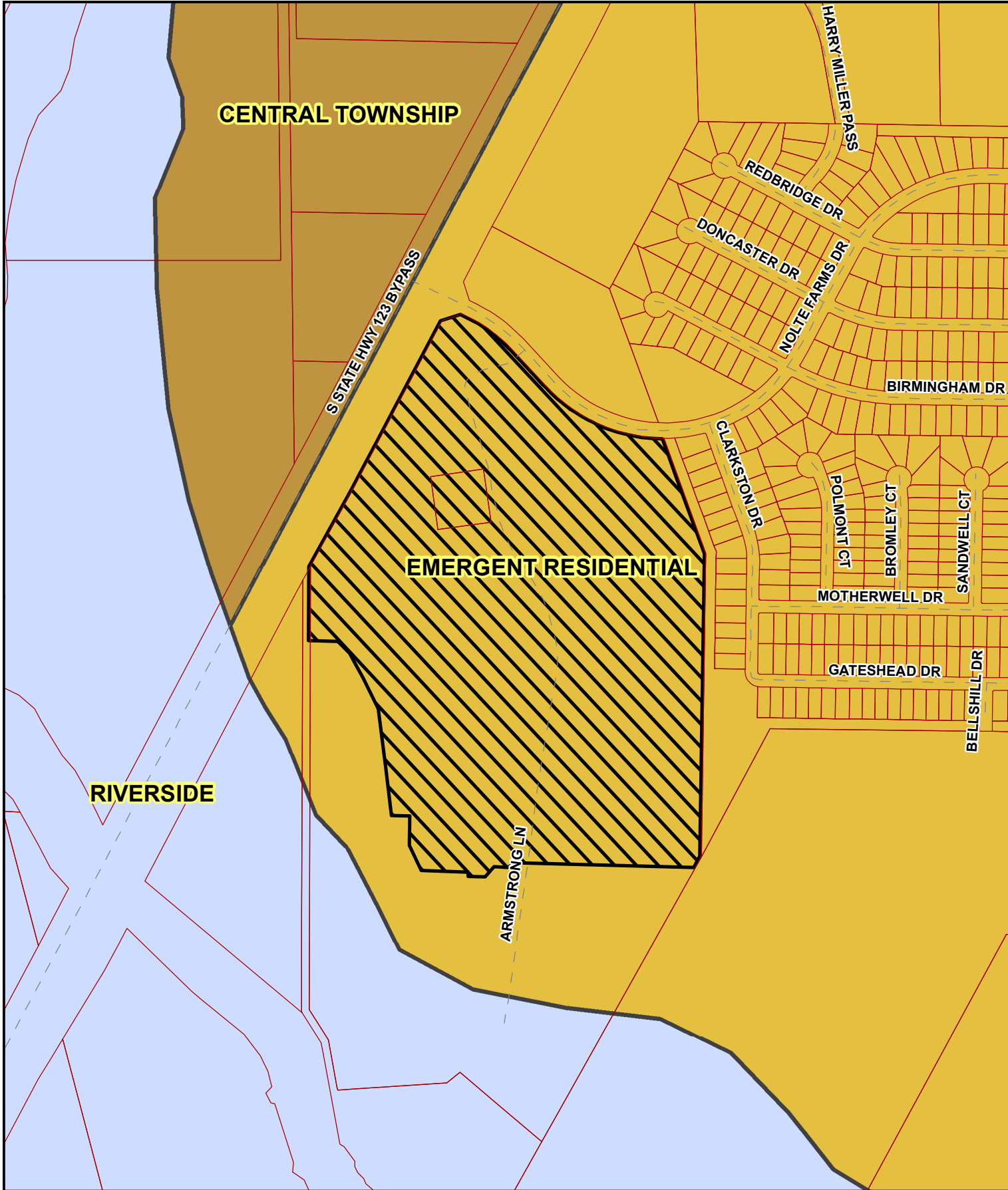
This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.

Ownership




Site Location

1 inch = 500 feet

Printed: 9/24/2021



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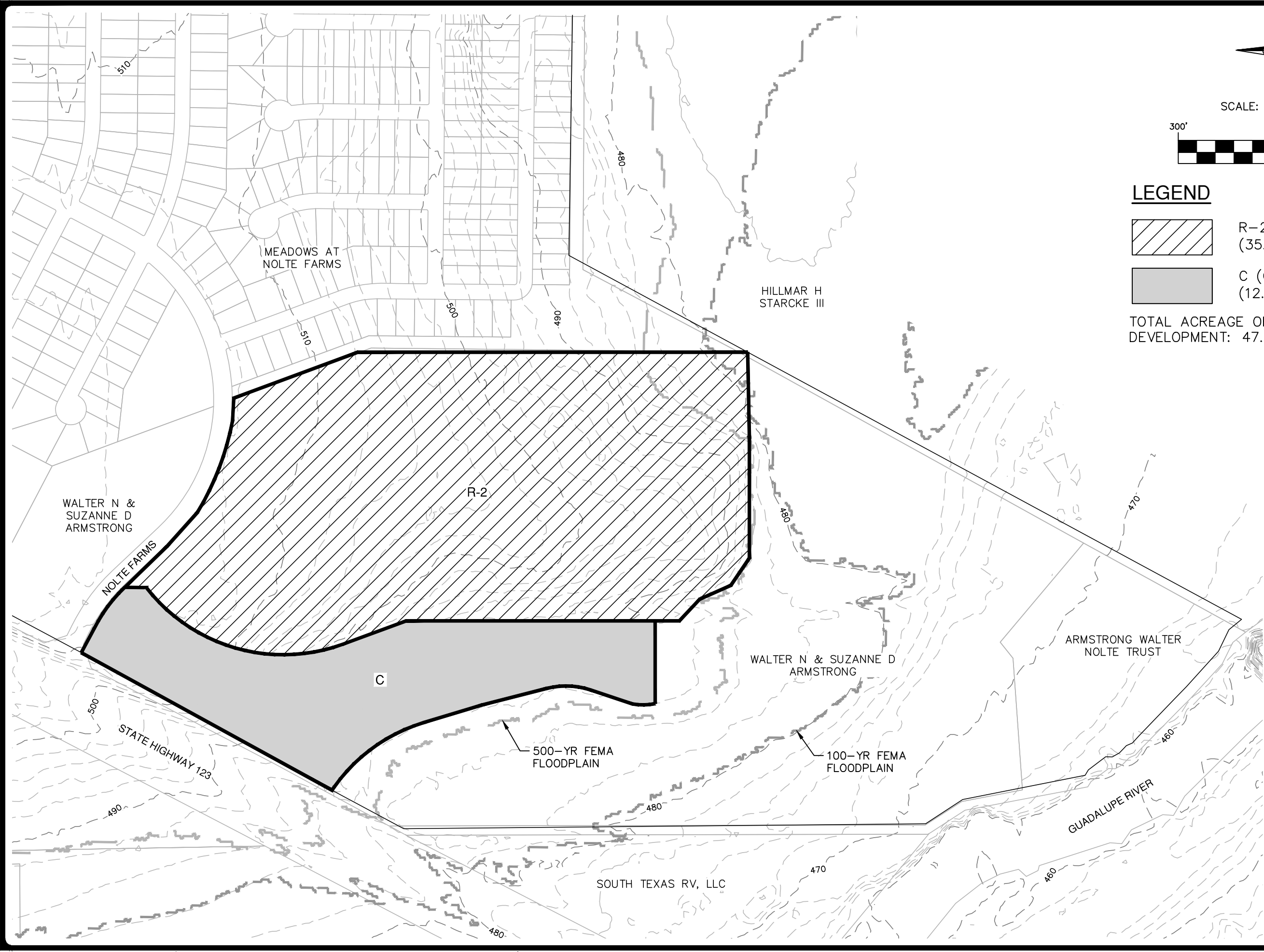
Ownership

Site Location

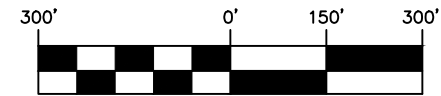
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Printed: 9/24/2021

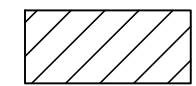
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SCALE: 1" = 300'



### LEGEND



R-2 (RESIDENTIAL)  
(35.55 ACRES)



C (COMMERCIAL)  
(12.43 ACRES)

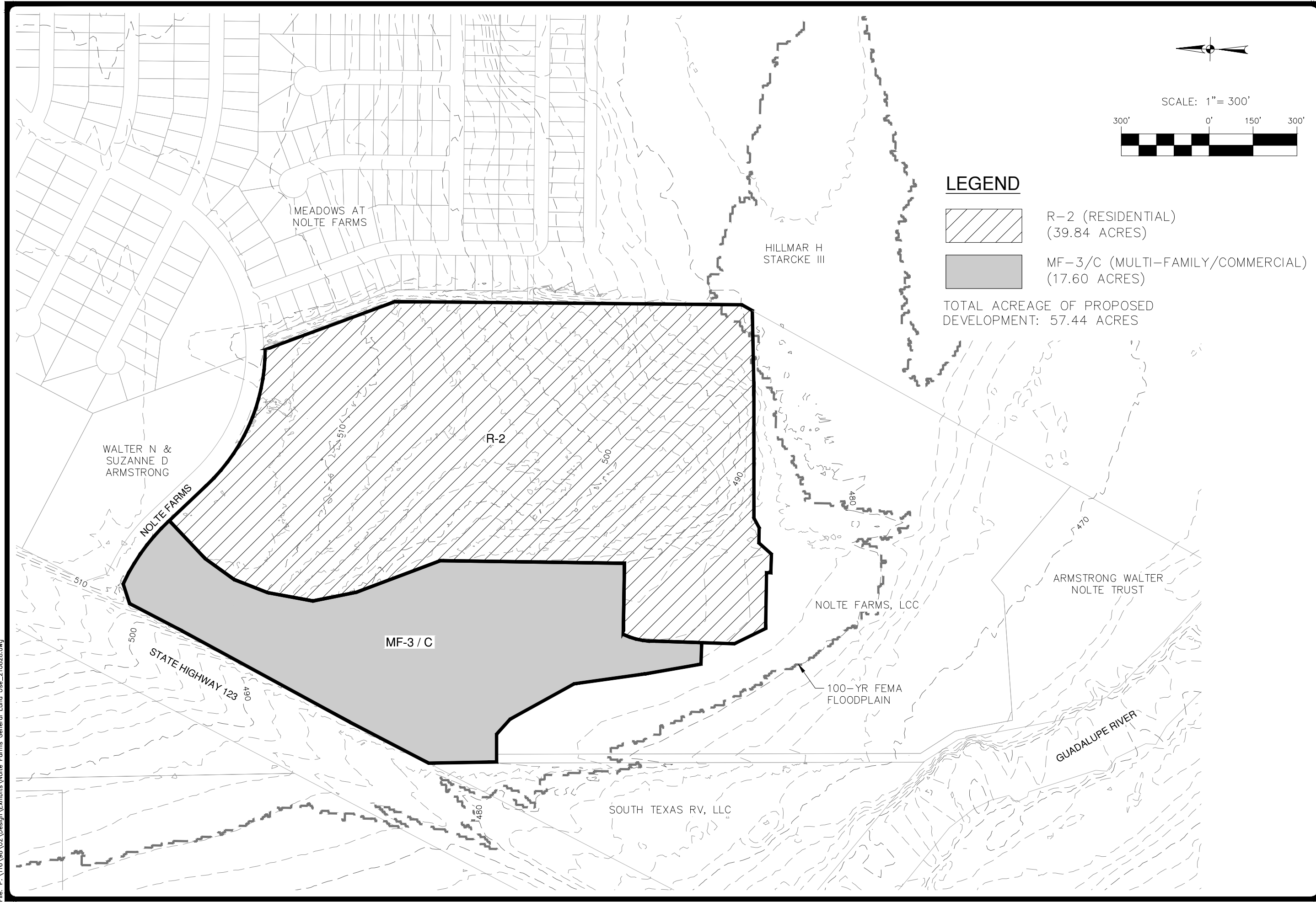
TOTAL ACREAGE OF PROPOSED  
DEVELOPMENT: 47.98 ACRES

## NOLTE FARMS SEGUN, TEXAS GENERAL LAND USE PLAN

**PAPE-DAWSON  
ENGINEERS**  
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TPEE FIRM REGISTRATION #470 | TPELS FIRM REGISTRATION #1028800

JOB NO. 11698-00  
DATE JUNE 2020  
DESIGNER AW  
CHECKED AL  
DRAWN AW  
SHEET 1 of 1

Date: Aug 30, 2021, 11:16am User ID: AWood  
File: P:\116\98\02\Design\Exhibits\Nolte Farms General Land Use\_210828.dwg



**NOLTE FARMS**  
**SEGUIN, TEXAS**  
**GENERAL LAND USE PLAN**

JOB NO. 11698-02  
DATE AUGUST 2021  
DESIGNER AW  
CHECKED AL  
DRAWN AW  
SHEET **1 of 1**

**PAPE-DAWSON**  
**ENGINEERS**  
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
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