



PLANNING & CODES

Applicant:
Mary Hurt

Property Owner(s):
Ward and Diane Conover
918 S. Hwy 123 Byp. Seguin,
Texas

Property Address/Location:
2881 FM 78, Seguin, TX
78155

Legal Description:
LOT: 41B BLK: ADDN:
WESTGATE 1.4200 AC.
Prop. ID: 46497

Lot Size/Project Area:
Approx. 1.42 acres

Future Land Use Plan:
Suburban Residential

Notifications:
Mailed: 02/29/2024
Published: 02/25/2024

Comments Received:
None to date

Staff Review:
Kyle Warren
Planner

Attachments:

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

REQUEST: A Specific Use Permit for a dog boarding and dog daycare facility in commercial zoning.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	C	Vacant residential structure
N of Property	C	Undeveloped land
S of Property	C	Single family home
E of Property	C	Undeveloped land
W of Property	C	Gas station

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant wishes to use this existing site for a dog boarding and daycare facility. The location was once operated as ‘Mutt Hutt’ a similar use to what the applicant is seeking approval for with this Specific Use Permit. The 1.42-acre property was annexed in 2002 and was zoned as commercial at that time and has remained commercial since.

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 the following conditions:

- Applicant must follow approved site plan associated with the Specific Use Permit.

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, in commercial zoning a ‘Vet Clinic/ Hospital or Kennel (outside pens allowed)’ must obtain a Specific Use Permit approved by the Planning and Zoning Commission.

SITE DESCRIPTION:

The site is located at 2881 FM 78, an arterial and has 1.42 platted acres overall out of the Westgate Addition. The property currently has an unused single-family home as

well as an asphalt paved parking pad in the front of the lot. It is surrounded by commercially zoned properties on all sides.

COMPATIBILITY WITH SURROUNDING LAND USES & ZONING:

Surrounding land uses include a gas station, a single-family household, and vacant land. All of the surrounding properties are commercially zoned which is in line with compatibility of the proposed use. Though the single-family house to the south of the property is not in line with the compatibility of use, it is still commercially zoned. The applicant also plans to surround any outdoor pens/play areas with a 6' privacy fence to provide seclusion to the neighbors.

COMPREHENSIVE PLAN:

The property is located within the current Suburban Residential future land use plan, and this F.L.U.P. is not supportive of commercial uses beyond any use categories found in Neighborhood Commercial (NC). In chapter 3 of Seguin's Unified Development Code, section 3.4.3 land use matrix lists 'Vet Clinic/ Hospital or Kennel (outside pens allowed)' allowed in Commercial (C) only with approval of a Specific Use Permit. This use is prohibited in Neighborhood Commercial (NC) with no option to apply for a Specific Use Permit. Due to this, the future land use plan of Suburban Residential is not in support of the Specific use Permit to allow for a 'Vet Clinic/ Hospital or Kennel (outside pens allowed)'.

TRAFFIC (STREET FRONTAGE & ACCESS):

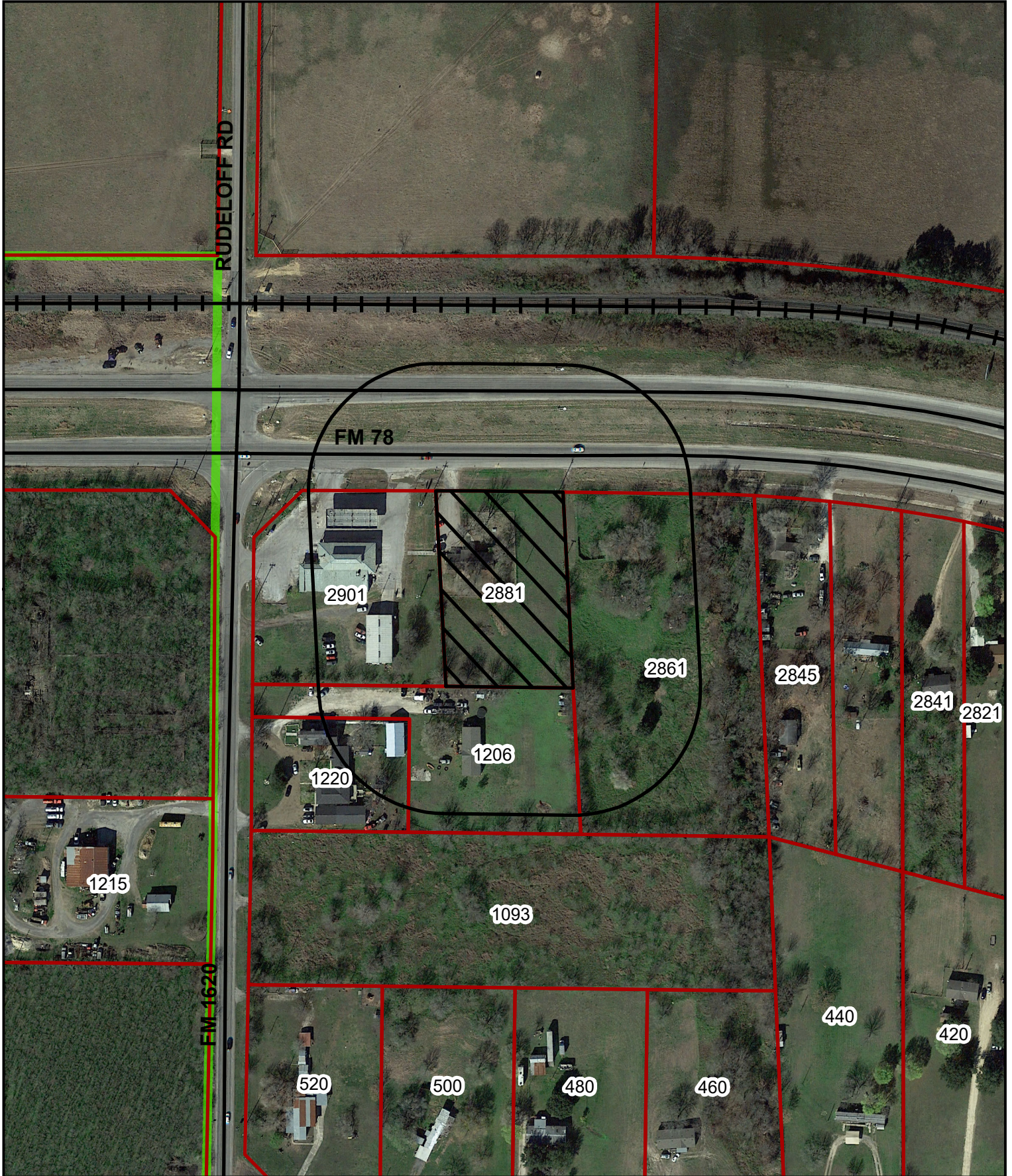
The property is accessed by FM 78, an arterial, four lane divided highway with 220 feet of right-of-way.

PARKING:

The required parking spaces are based on the proposed use. Section 5.3.5. of the UDC states that all uses falling in general commercial shall have one parking space for every 250 square feet of floor space. Based on this the 1,708 square foot building would need 7 paved parking spaces.

OTHER CONSIDERATIONS:

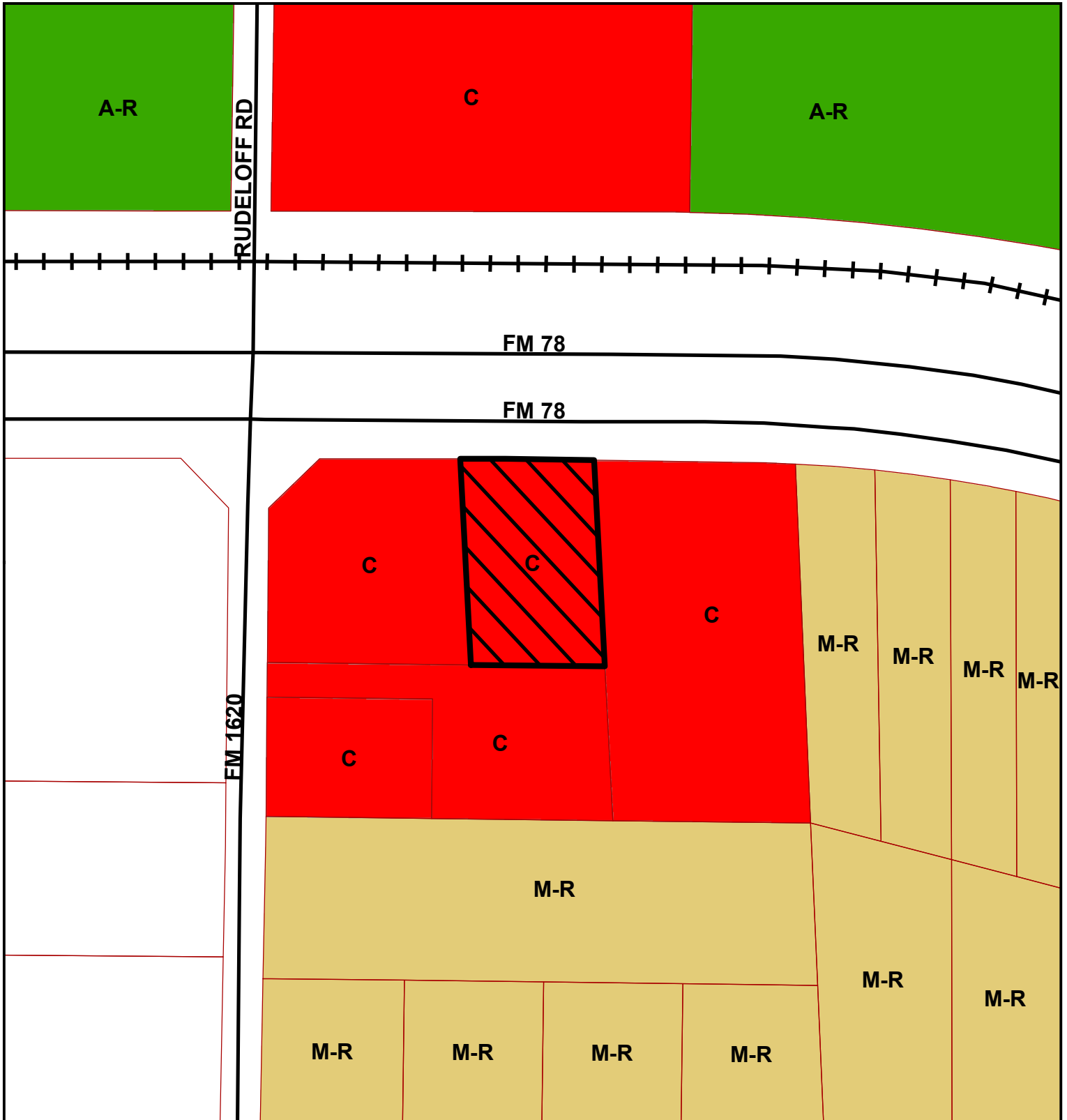
If the property's tenant moves operations elsewhere or the operation ceases for more than six months, the Specific Use permit will be voided at that time.



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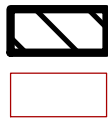
  **Property**
 **200' Buffer**
 **Lot Lines**

1 inch = 200 feet
Printed: 2/8/2024



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	

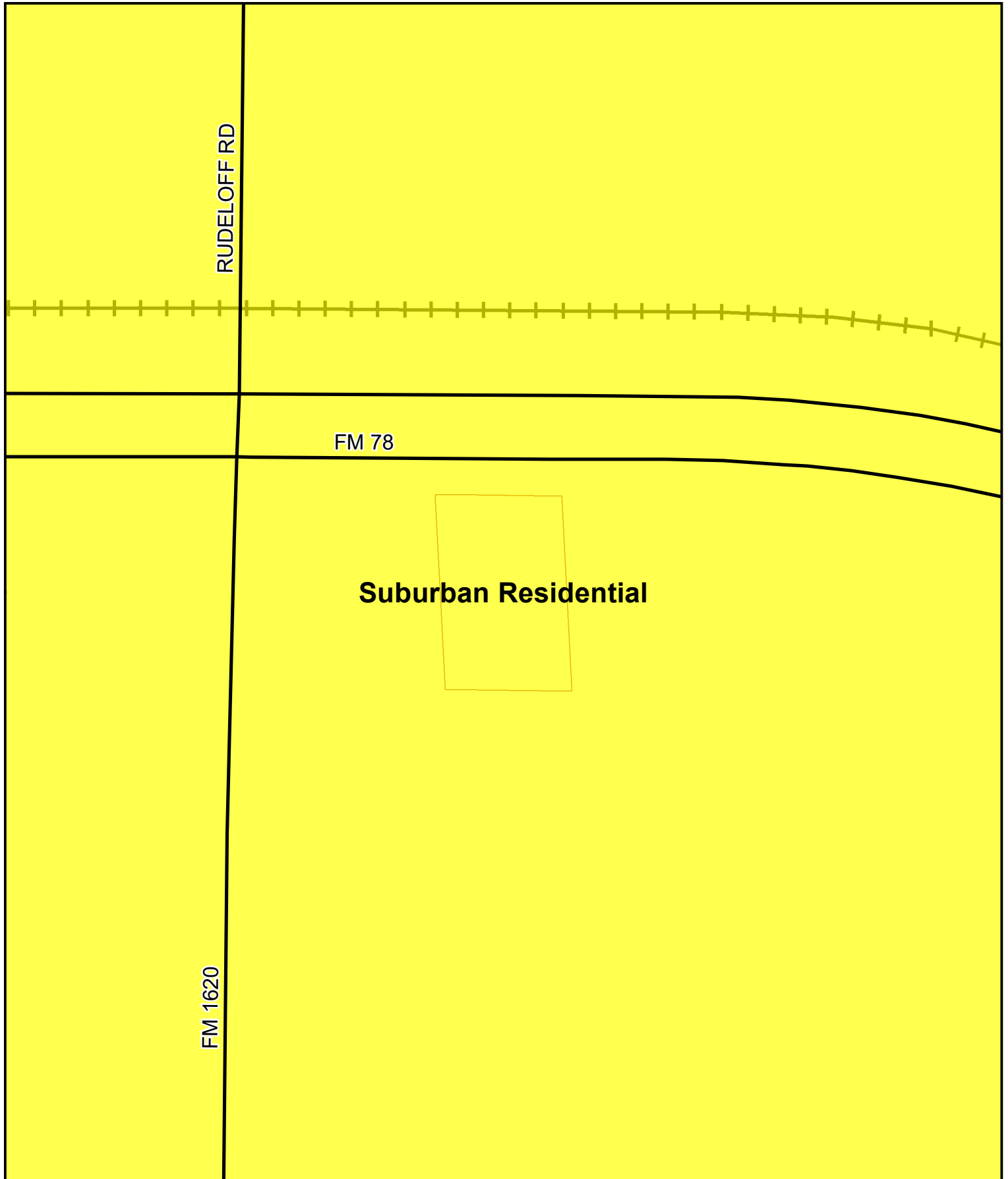
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Site Location
Parcels

1 inch = 200 feet

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Site Location



Ownership

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