



PLANNING & CODES

ZC 06-25 Staff Report
3511 N. Austin St.
S-R to C

Applicant:

BMM Partners LLC
6162 Akin Elm
San Antonio, TX 7826

Property Owner:

Gulzar Malik

Property Address/Location:

6162 Akin Elm
San Antonio, TX 7826

Legal Description:

Bypass Noth Lot # 1
1.053 ACS
Property ID: 191373

Lot Size/Project Area:

1.053 AC.

Future Land Use Plan:

Local Commercial

Notifications:

Mailed: March 26, 2025
Newspaper: March 23, 2025

Comments Received:

None at publication

Staff Review:

Melissa Zwicke
Planner

Attachments:

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

REQUEST:

A Zoning Change request from Suburban Residential (S-R) to Commercial (C).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	S-R	Single-family home
N of Property	C	Welding Services
S of Property	MF-3	Apartment Complex
E of Property	C	Mechanical Shop
W of Property	MF-3	Farmland

SUMMARY OF STAFF ANALYSIS:

The property, located at 3511 N. Austin St., is currently zoned Suburban Residential. The applicant is proposing to rezone the lot to Commercial (C). With the approval of the zone change, the applicant plans to move forward with plans for a convenience store and gas station.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan –This property is in the Local Commercial district. Local Commercial is supportive of neighborhood-scale commercial businesses that support nearby residential communities.

Compatible with existing and permitted uses of surrounding property- There are commercial properties to the north and northeast of this location. The property is adjacent to one existing apartment complex and one apartment complex that is in the development stage.

Adverse impact on surrounding properties or natural environment – No adverse impact on surrounding properties or natural environment were identified.

Proposed zoning follows a logical and orderly pattern – The Commercial District is the primary commercial and service zoning district of the community. A convenience store/gas station is a permissible use in commercial zoning and would provide a service to the families and businesses in the area.

Other factors that impact public health, safety, or welfare – None identified.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

This site was zoned Suburban Residential (S-R) in 2015 (ZC 09-15) from its original zoning of Mixed Development. It is lot 1 of Bypass North Subdivision, platted 08/10/2018. The lot dimensions meet the minimum requirements for Commercial zoning. The lot frontage is 255.71' and the lot depth is 170.65'. The minimum lot frontage requirement for Commercial zoning is 50' and the minimum lot depth is 100'.

CODE REQUIREMENTS:

According to the UDC Section 3.4.3 Land Use Matrix, Suburban Residential zoning significantly limits anything other than new and existing single-family dwellings. To allow for a convenience store/gas station the property would need to be zoned Commercial.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The surrounding uses are both commercial and residential. The properties directly to the north and northeast are commercially zoned and operated. Lot 2 of Bypass North as well as the parcels to the west are zoned Multifamily and both will operate apartment complexes. The properties located south are zoned suburban residential and have single family homes on them.

HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.)

No health, safety and general welfare issues have been identified.

COMPREHENSIVE PLAN (The Future Land Use Plan):

The property is in the Local Commercial District of the Future Land Use Plan. The Local Commercial District is intended for various neighborhood-scale commercial businesses that support nearby residential communities. Commercial uses should be appropriate in scale and centered on local thoroughfare intersections to offer day-to-to-day services for surrounding residents,

TRAFFIC (STREET FRONTAGE & ACCESS):

The lot has a frontage and access on N. Austin St., a TxDOT road.

LOCATION MAP

ZC 06-25 3511 N. Austin St.



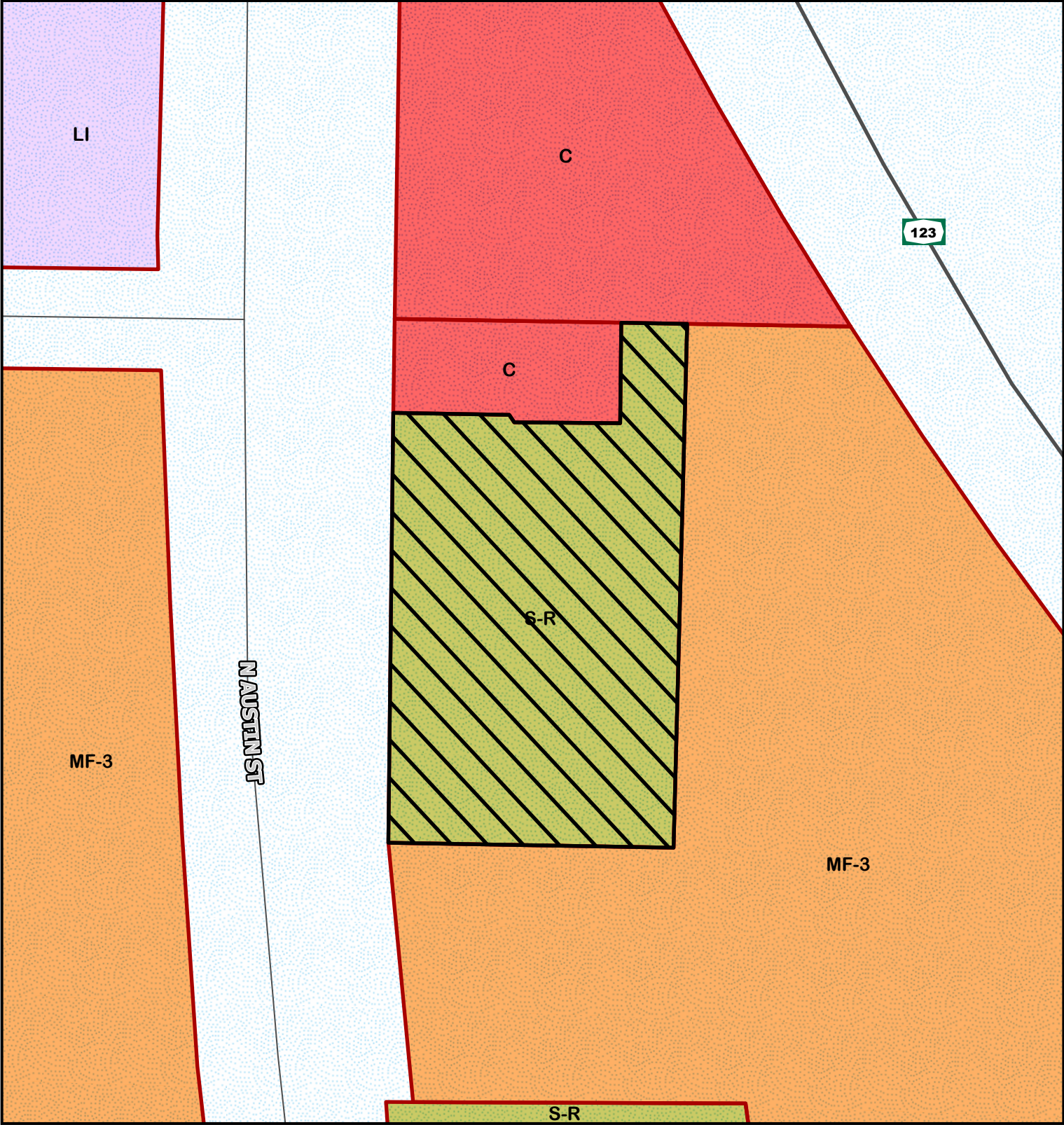
This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for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

 Site Location

1 inch = 125 feet
Printed: 3/14/2025

ZONING MAP

VAR 06-25 3511 N. AUSTIN St.



Agricultural - Ranch	Light Industrial	Manufactured Home Park	Single Family Residential 1	Zero Lot Lines
Commercial	Manufactured-Residential	Neighborhood Commercial	Single Family Residential 2	Corridor Overlay Districts
Duplex 1	MultiFamily 1	None	Rural Residential	Downtown Historical District
Duplex 2	MultiFamily 2	Public	ROW	
Industrial	MultiFamily 3	Planned Unit Development	Suburban Residential	

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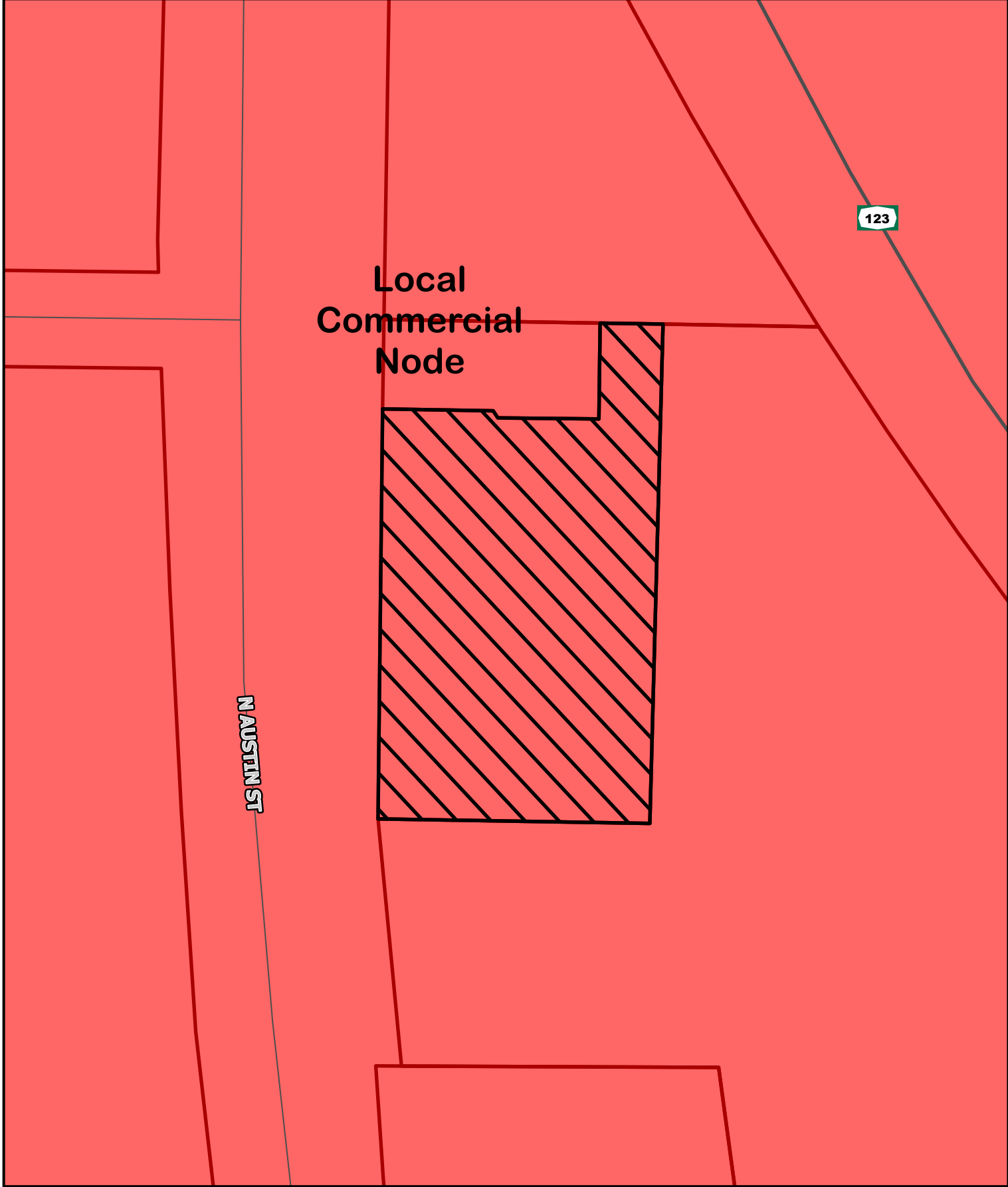
Site Location



Parcel

1 inch = 80 feet

Printed: 3/31/2025



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