



## PLANNING & CODES

## SUP 02-24 2011 Stockdale Hwy Specific Use Permit

**Applicant:**

Sara Fitzgerald  
695 Comal Ave.  
New Braunfels, TX 78130

**Property Owner(s):**

Sara Fitzgerald  
695 Comal Ave.  
New Braunfels, TX 78130

**Property Address/Location:**

2011 Stockdale Hwy  
Seguin, Texas 78155

**Legal Description:**

ABS: 23 SUR: E GORTARI  
0.5230 AC.  
Property ID: 56899

**Lot Size/Project Area:**

0.5230 AC.

**Future Land Use Plan:**

Riverside

**Notifications:**

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

**Comments Received:**

None (at time of publication)

**Staff Review:**

Melissa Zwicke  
Planner

**Attachments:**

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

**REQUEST:** A Specific Use Permit (SUP) for a proposed stand-alone parking lot in a Commercial (C) zoned district located at 2011 Stockdale Hwy.

**ZONING AND LAND USE:**

	Zoning	Land Use
<b>Subject Property</b>	C	Vacant/Undeveloped
<b>N of Property</b>	R-1	Single Family Residential
<b>S of Property</b>	C	Proposed Commercial Use
<b>E of Property</b>	C	Proposed Commercial Use
<b>W of Property</b>	C	Restaurant

**SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:**

The applicant has requested this SUP to allow for a proposed parking lot on a Commercially (C) zoned property located at 2011 Stockdale Hwy. The parking lot will be used in conjunction with the proposed commercial venue next door at 2015 Stockdale Hwy. In the past this site did not have an official use and for a parking lot to be considered in a commercial zone, the Land Use Matrix requires a Specific Use Permit.

Staff finds that the location of the proposed parking lot meets the criteria required for the approval of a Specific Use Permit as set out in the UDC Chapter 2, Section 2.5.1. and recommends approval with associated conditions mentioned below.

**Planning Department Recommendation:**

	Approve as submitted
<b>X</b>	Approve with conditions or revisions as noted
	Alternative
	Denial

**Conditions to Final Project Approval:**

Staff is recommending the subsequent conditions be followed:

- Wheel stops are to be installed for every proposed parking spot.
- Proposed parking spaces shall meet the dimensions seen in Capital Projects & Engineering's Design Standards for Off-Street Parking Requirements.
- No tractor-trailers or semi-trucks may be parked on the site.
- SUP will not be transferable if there is a change of ownership.

**SITE DESCRIPTION:**

The site is located on the corner of Stockdale Hwy and Pecan Orchard Ln., totaling 0.5230 acres (22,781 square feet). This property has changed ownership three times in the past 29 years, during that time this site did not have an official use.

The site plan provided by the applicant shows the proposed parking lot to be 260' in length and 65' in width. The applicant is proposing 52 parking spaces with a 25' wide two-way drive. The proposed parking spaces would be required to meet the spacing requirements provided in the "Space Requirements for Off-Street Parking" document found on the Capital Projects & Engineering's "Design Standards" page. The proposed 25' aisle would require the parking spaces to have a width of 8.5' and a depth of 19'. The applicant is currently proposing a stall width of 9' and a depth of 20', exceeding the minimum requirements.

**CODE REQUIREMENTS:**

This site has not had an official use. According to Section 3.4.3 of the Land Use Matrix of the Seguin Unified Development Code, a parking lot may be allowed in a "Commercial" zoned district with the approval of a Specific Use Permit.

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

Staff find no compatibility issues with the proposed use and the surrounding area. This property is bordered by Commercial (C) zoning to the west, east, and south with similar parking lots. To the West you have multiple commercial properties; Power Plant Bar and Grill, Parkview Veterinary Center, and Dyess Food Mart. To the south you have the proposed venue that will utilize the proposed parking lot, Parkview Laundry and Car Wash and Dollar General. There are two properties zoned single family residential to the North that are being used as residential. The applicant has already erected a privacy fence between the residential properties and the proposed parking lot.

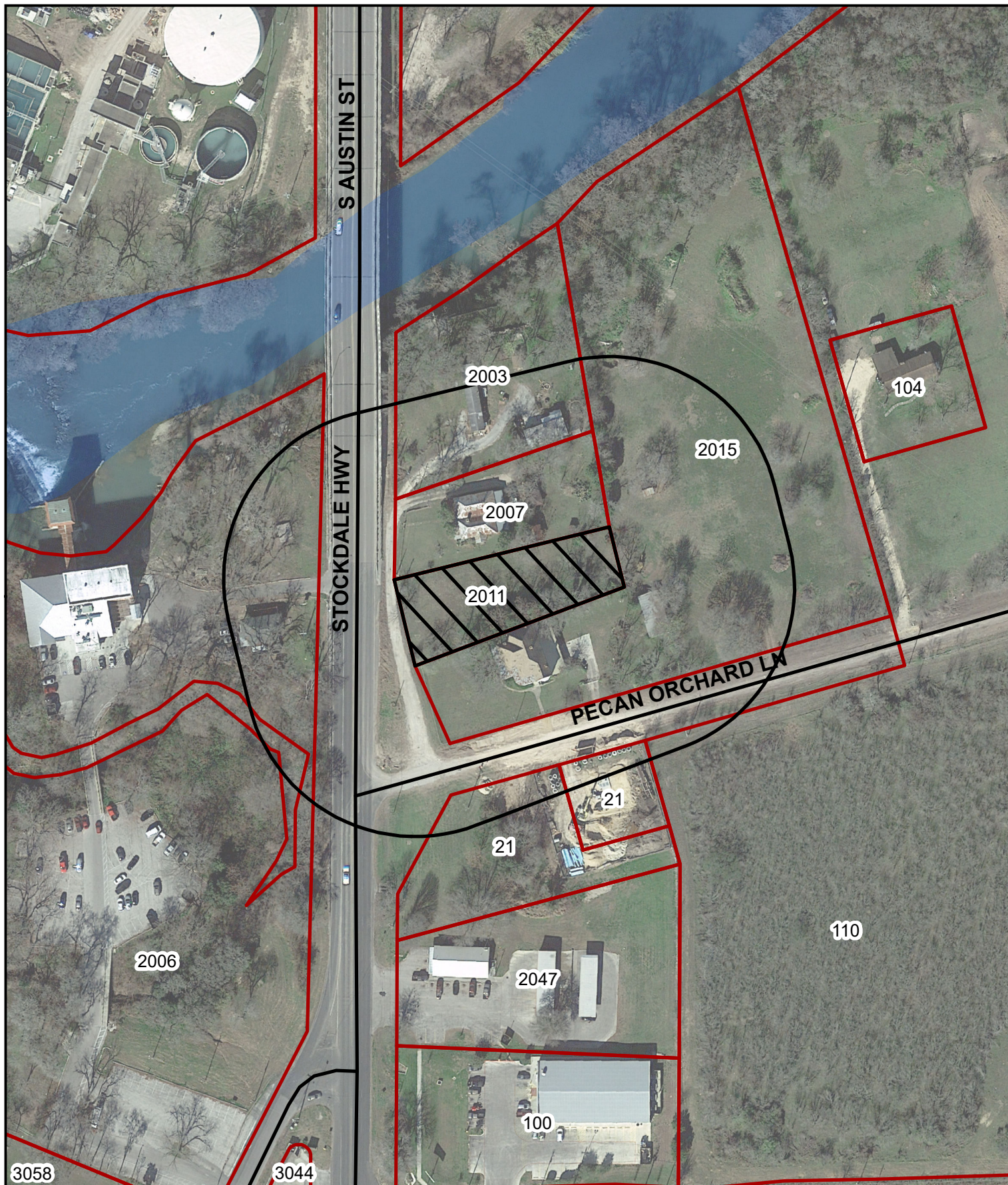
**TRAFFIC (STREET FRONTAGE & ACCESS):**

The existing site is currently accessed from a shared easement (Volume 470, Page 400) off Pecan Orchard Ln.



# LOCATION MAP

SUP 02-24 2011 Stockdale Hwy

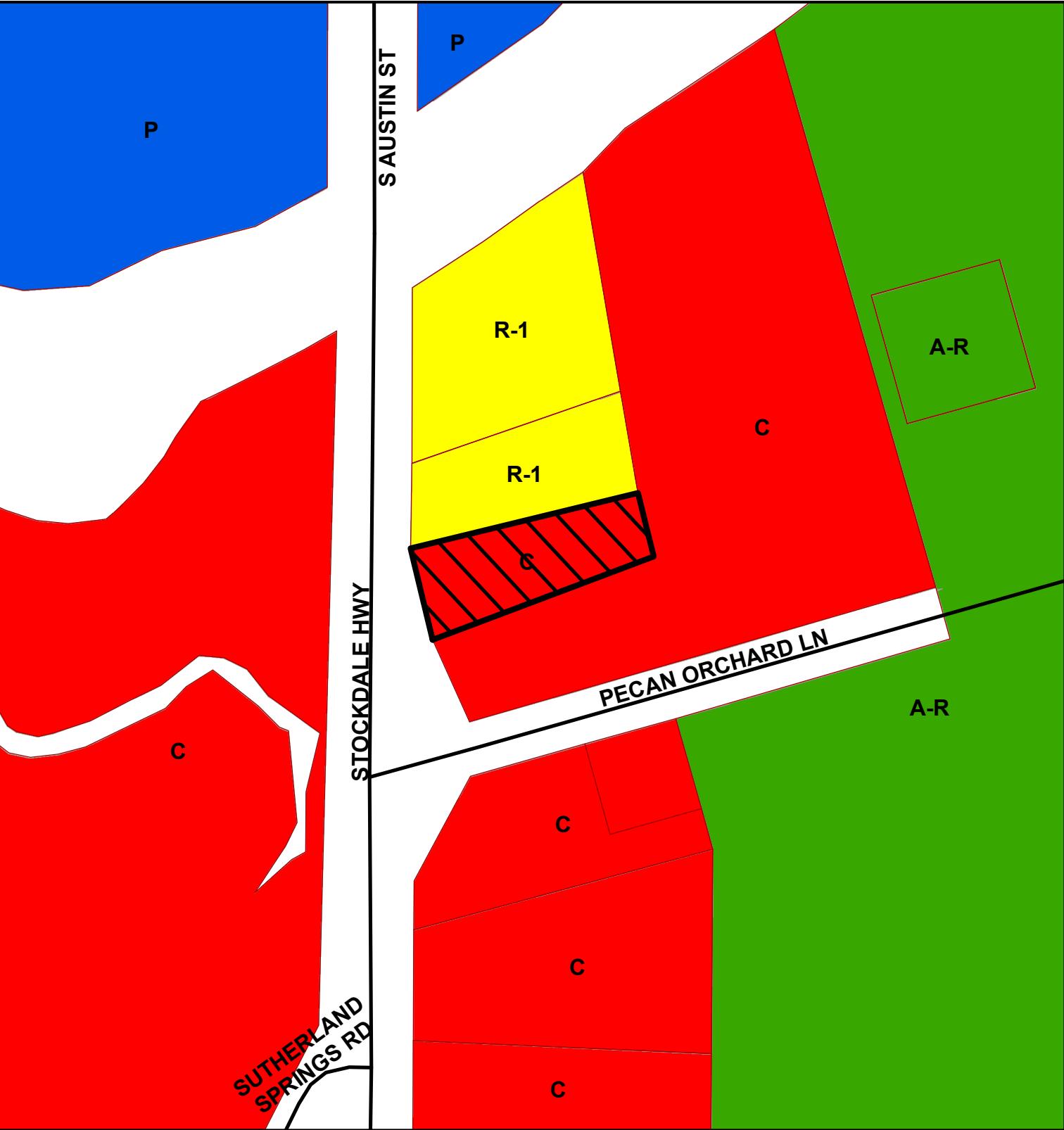























This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for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



1 inch = 150 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		Industrial
	Rural Residential		Duplex 1		Manufactured-Residential		Industrial		Public
	Suburban Residential		Duplex 2		Manufactured Home Park				

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



Parcels

1 inch = 150 feet

Printed: 2/8/2024



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.



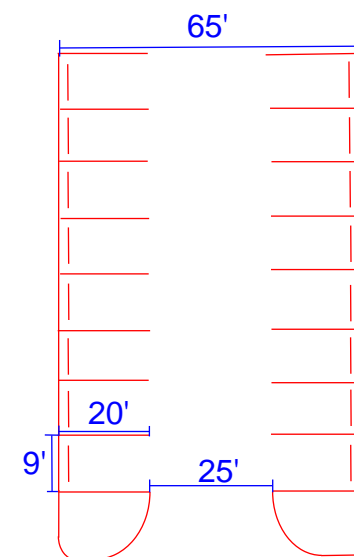
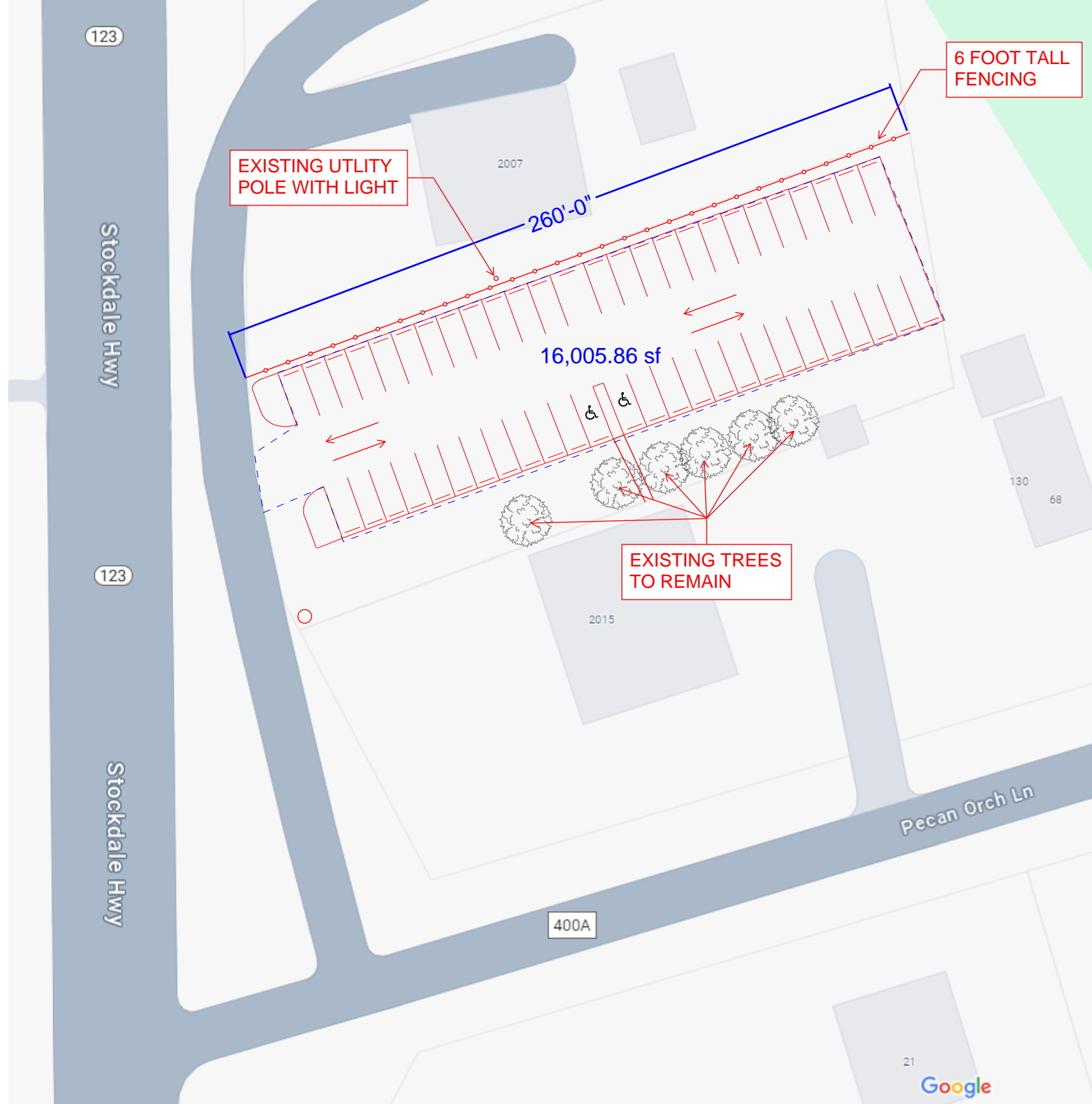
Site Location



Ownership

1 inch = 150 feet

Printed: 2/8/2024



52 STALLS TOTAL

LAND IS 22,781 SQFT,  
PARKING LOT IS 16,005 SQFT