



PLANNING & CODES

SUP 05-24
1100 N Camp St. Suite 100
Specific Use Permit

Applicant:
Natasha Montez
1642 Gruene Cove
New Braunfels, TX 78130

Property Owner(s):
ZDT'S Amusement Park Ltd
1218 N Camp St
Seguin, Tx 78155

Property Address/Location:
1100 N Camp St. Suite 100
Seguin, Texas 78155

Legal Description:
LOTS: 1 THRU 12 & S 319.7 X
250 & 13,14,15,16,17&18
BLK: 284 ADDN: FARM
5.4277 AC.
Property ID: 23040

Lot Size/Project Area:
5.4277 AC.

Future Land Use Plan:
Local Commercial

Notifications:
Mailed: 08/01/2024
Published: 07/28/2024

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) to allow a dog boarding and daycare facility in a Commercial zoning district for property located at 1101 N. Camp St. Suite 100.

ZONING AND LAND USE:

| | Zoning | Land Use |
|-------------------------|--------|---|
| Subject Property | C | Vacant Commercial Structure |
| N of Property | C, LI | Amusement Park, Restaurant & Tri-County Towing |
| S of Property | C | Commercial Use |
| E of Property | C | Town & Country Collision Repair & Palmer Mortuary |
| W of Property | I, P | Industrial use, Parking lot |

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant wishes to use the existing site for a dog boarding and daycare facility. The largest portion of the almost 5700 square foot facility will be comprised of luxury pet suites for overnight boarding and day-play with indoor and outdoor play areas. The 5.4277-acre property was zoned in 1989 and has been zoned commercial since 2010.

Staff finds 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 2.51. with the following conditions:

| Planning Department Recommendation: | |
|--|---|
| | Approve as submitted |
| X | Approve with conditions or revisions as noted |
| | Alternative |
| | Denial |

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

SITE DESCRIPTION:

The site is located on the corner of N. Camp Street and W. Cedar Street and is part of a 5.4277-acre property that is also the home of ZDT’s Amusement Park. 1100 N Camp St., Suite 100 is located at the south end of the park and is currently vacant. UptownCollar will provide short term and long-term boarding, along with day-play options, two self-wash stations and a small retail boutique area. The site has an existing paved parking lot and iron fence that borders the site providing private a private entrance.

CODE REQUIREMENTS:

The building has been vacant for some time. 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.

COMPATIBILITY WITH SURROUNDING LAND USES & ZONING:

Staff find no compatibility issues with the proposed use and the surrounding area. All of the surrounding properties are commercially zoned which is in line with compatibility of the proposed use. Surrounding land uses include an amusement park, mortuary, auto body shop, and auto parts store.

COMPREHENSIVE PLAN

The property is located within 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.

Parking

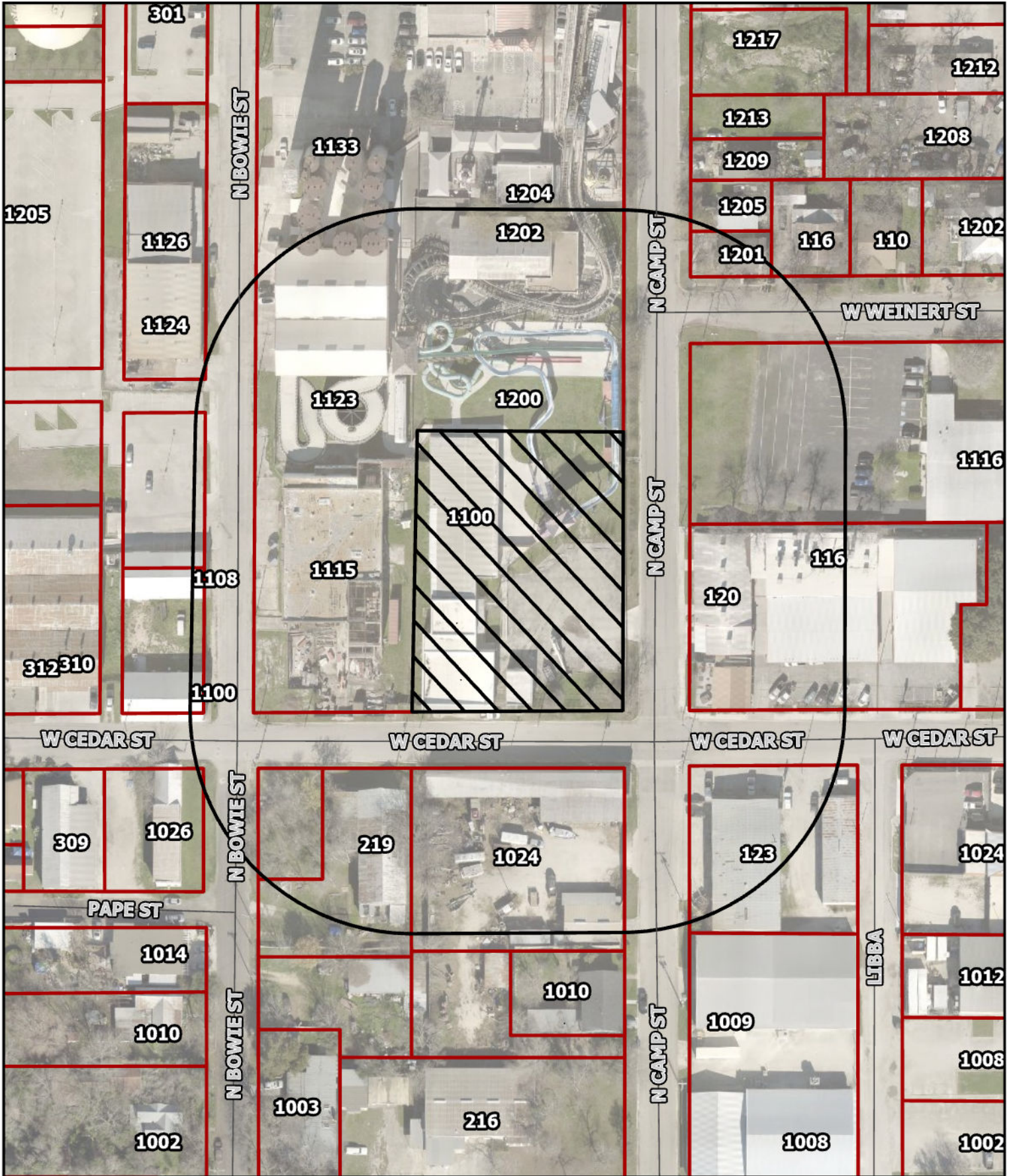
The required parking spaces are based on the proposed use. Section 5.3.5. of the UDC states that all uses falling in general commercial shall have one parking space for every 250 square feet of floor space. Based on this, the 1,276 square feet of office space would need 5 paved parking spaces. The parking lot has a total of 20 paved parking spaces.

TRAFFIC (STREET FRONTAGE & ACCESS):

The site is accessed by N Camp Street. There is one access point.

LOCATION MAP

SUP 05-24 1100 N Camp Street Suite 100



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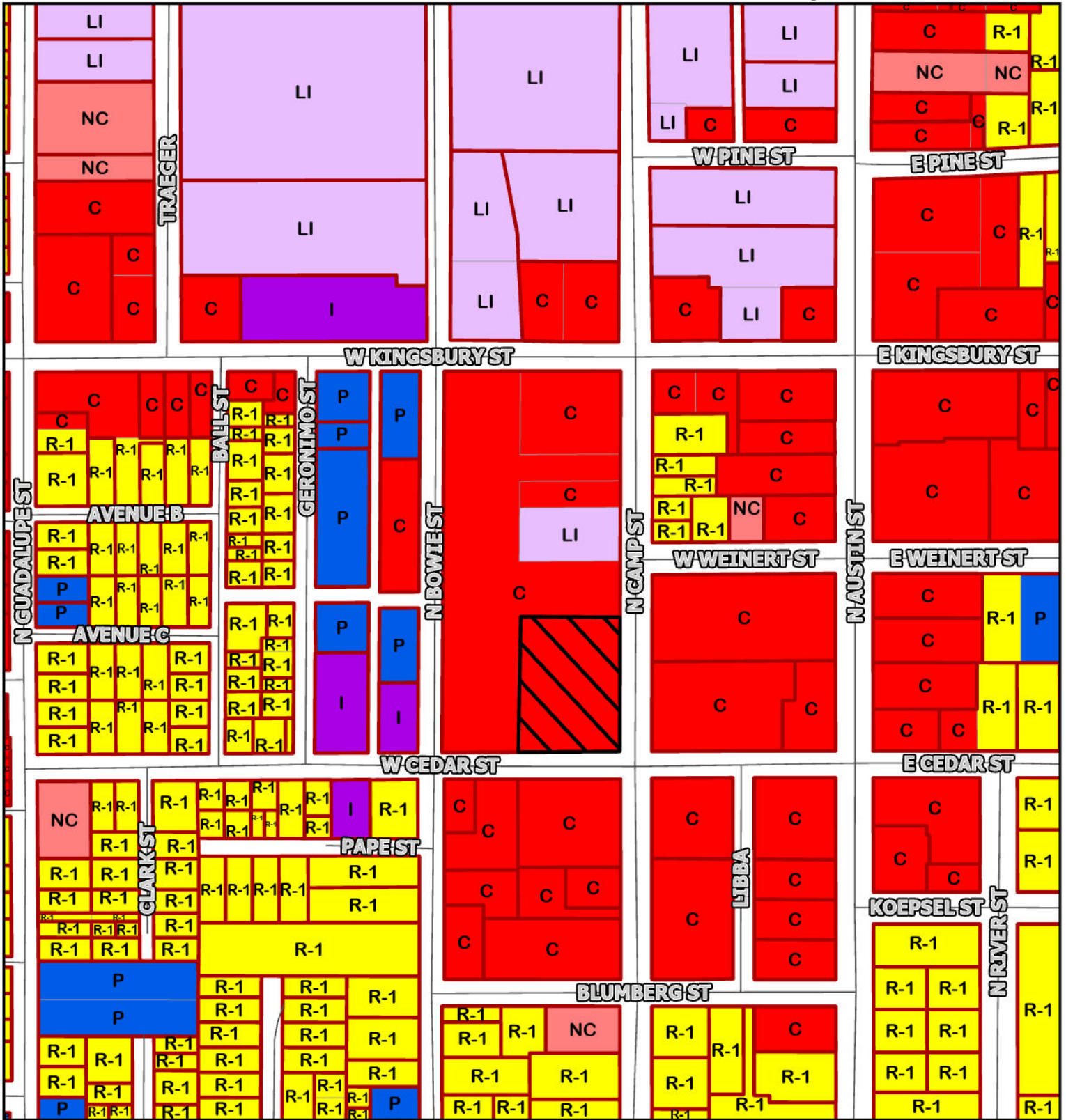
-  North
-  Site Location
-  200' Buffer
-  Parcel

1 inch = 115 feet

Printed: 7/11/2024

ZONING MAP

SUP 05-24 1100 N Camp Street Suite 100



- | | | | | |
|----------------------|--------------------------|--------------------------|-----------------------------|------------------------------|
| 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 | Suburban Residential | |
| Industrial | MultiFamily 3 | Planned Unit Development | ROW | |

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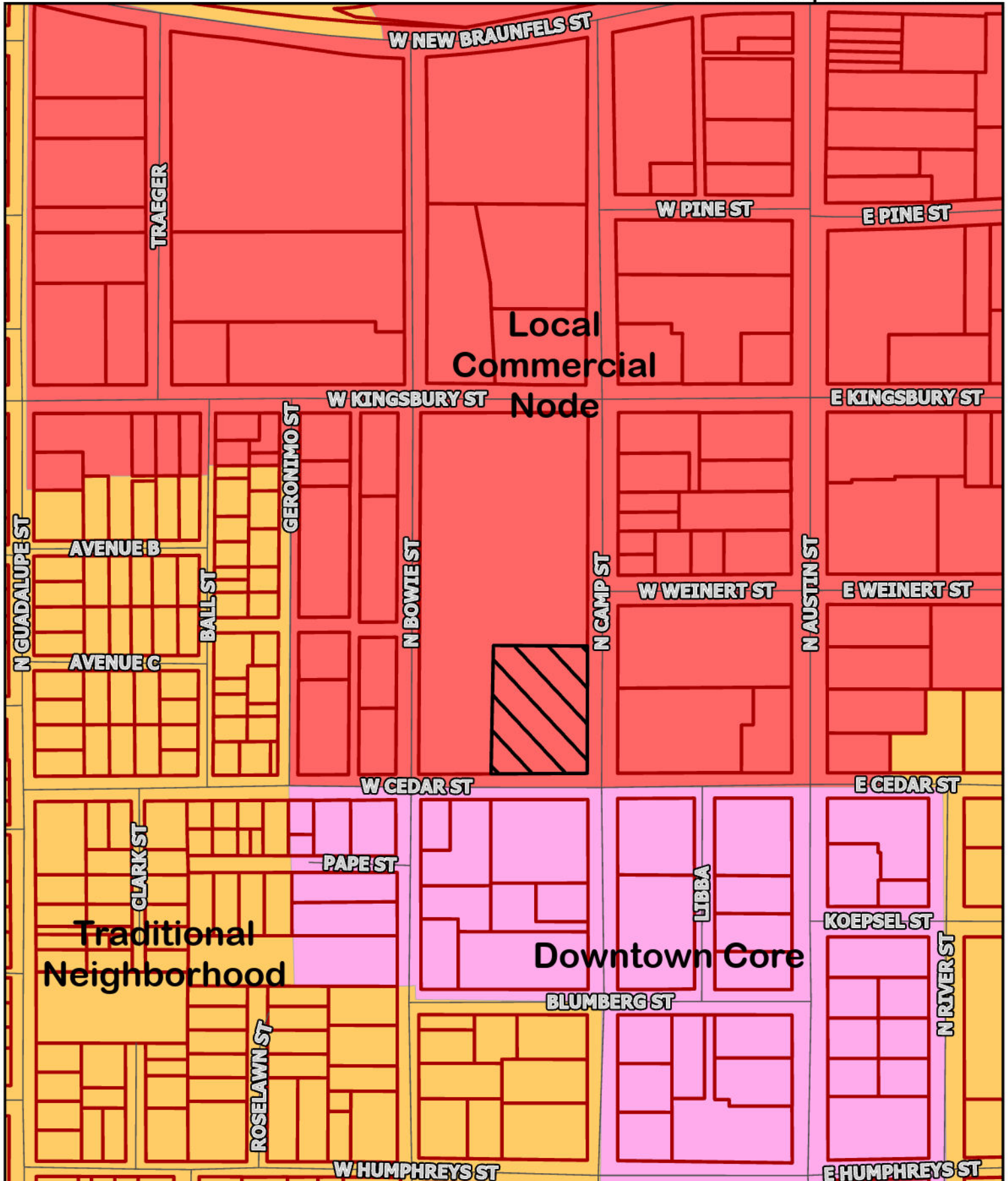
North
 Site Location
 Parcel

1 inch = 250 feet

Printed: 7/10/2024

FUTURE LAND USE MAP

SUP 05-24 1100 N Camp Street Suite 100



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Site Location



Parcel

1 inch = 250 feet

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