



PLANNING & CODES

AVAR 08-04-25 Staff Report 800 Blk of E. Kingsbury St. Variance - Alcohol

Applicant:

Binod Kharel
6010 Serene Fleming Trace
Rd
Austin, TX 78728

Property Owner(s):

George & Amy Lynn Lieck
223 Bamberger Ave
New Braunfels, TX 78123

Property Address/Location:

800 Blk E. Kingsbury St.

Legal Description:

LOT: F; E 80' OF E, PT OF G
BLK: 11 ADDN: FARM 1.7600
AC.
Property ID: 22400

Lot Size/Project Area:

1.76 acres

Future Land Use Plan:

Traditional Residential

Notifications:

Mailed: Sep 26, 2024
Published: Sept 22, 2024

Comments Received:

None at publication

Staff Review:

Kyle Warren
Planner

Attachments:

- Location Map
- Zoning Map
- FLUP Map

REQUEST: A variance for onsite consumption of alcohol for a grocery store.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	C	Vacant
N of Property	R-1	Existing Residential
S of Property	C	Place of Worship
E of Property	C	Gas Station
W of Property	C	The Brick (restaurant)

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant is seeking a variance for onsite package sale of alcohol, after having a previous TABC permit declined for the requested location. The variance is needed as the business is located within 300 feet of two churches, New Birth Pentecostal Apostolic Assembly (735 E. Kingsbury), and United Pentecostal Church Seguin (842 E. Pine) and a school, Weinert Elementary (1111 N. Bruns). The proposed business is a grocery store, which is eligible for a variance pending the approval of the Planning and Zoning Commission. A similar variance was granted in October of 2024 for 736 E Kingsbury Street, The Brick, (across from the Bruns Street side of the property in question) for on-site alcohol consumption. Staff are recommending approval with the condition that the permit is limited to the use of a grocery store.

Planning Department Recommendation:

	Approve as submitted
X	Approve with conditions or revisions as noted
	Alternative
	Denial

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION:

The site is a vacant 1.76-acre commercial property. There recently was a TABC permit submitted for the location as a potential property buyer wanted to know if a grocery store that sold alcoholic products was viable there.

CODE REQUIREMENTS:

A business that sells alcoholic beverages is eligible to apply for a variance from the distance requirements set forth in [section 6-2](#) of the Seguin Code of Ordinances if the business is not a bar, tavern, nightclub, restaurant, or similar business that derives 51 percent or more of its income from the sale of alcoholic beverages for on-premise consumption.

COMPATIBILITY WITH SURROUNDING LAND USES & ZONING:

The property is located along a major thoroughfare in the City. There are commercial uses along E Kingsbury, from other restaurants to hotels to retail/services businesses. Behind these commercial uses are residential neighborhoods, which is characteristic of Kingsbury St (both East and West).

COMPREHENSIVE PLAN:

The site is in the Traditional Residential district of the City's Future Land Use Plan (FLUP). The FLUP recommends that neighborhood-scaled commercial services be located along the major thoroughfares to support a walkable, mixed-use environment.

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

It has not been determined that the site is of historical, cultural, or environmental significance.

TRAFFIC (STREET FRONTAGE & ACCESS):

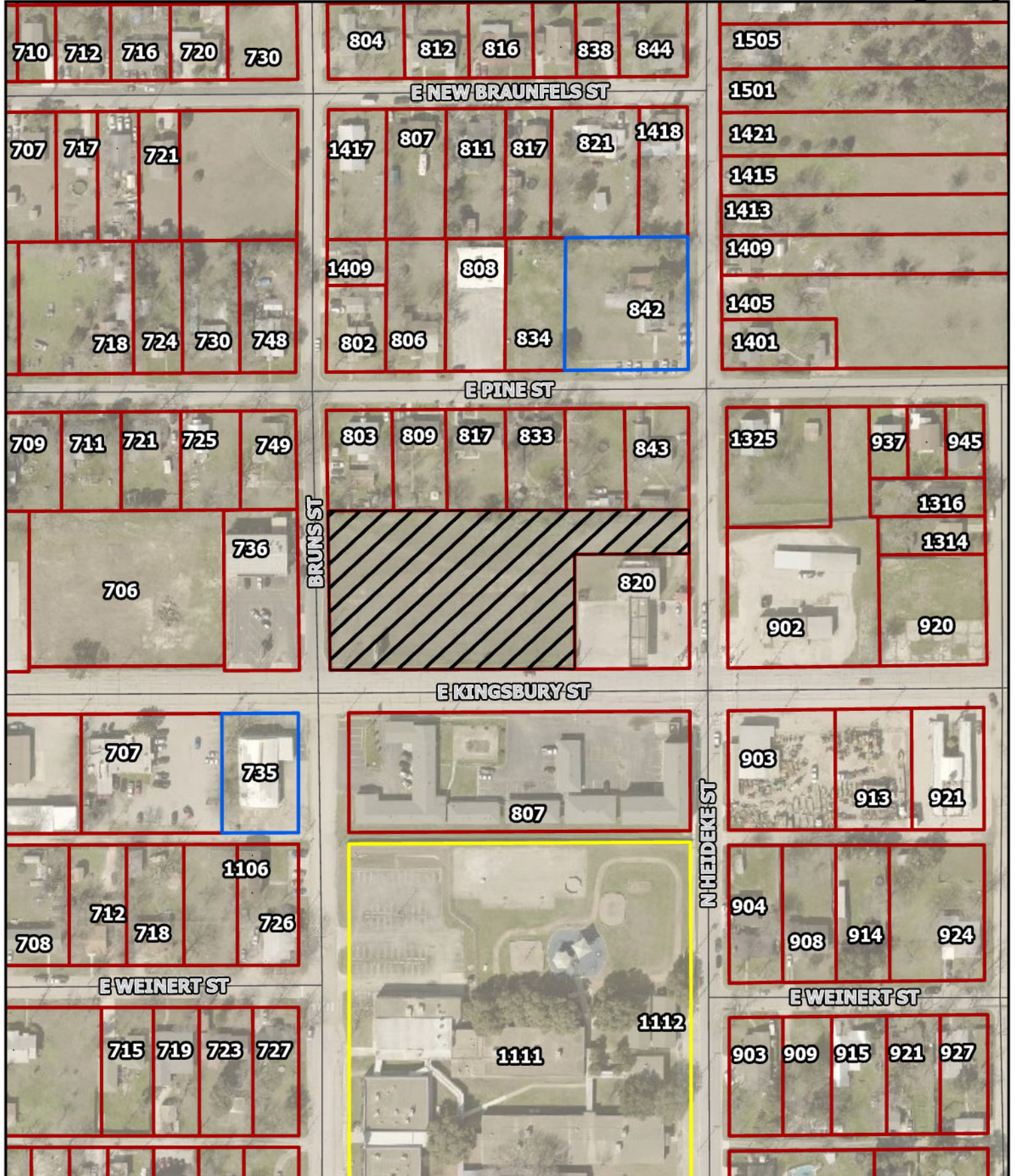
The site is accessed from E Kingsbury St., Bruns St., and Heideke St.

OTHER CONSIDERATIONS:

The Planning Commission may also impose additional conditions to this variance request if they see fit.

LOCATION MAP

AVAR 080425: 800 Blk of E Kingsbury



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.



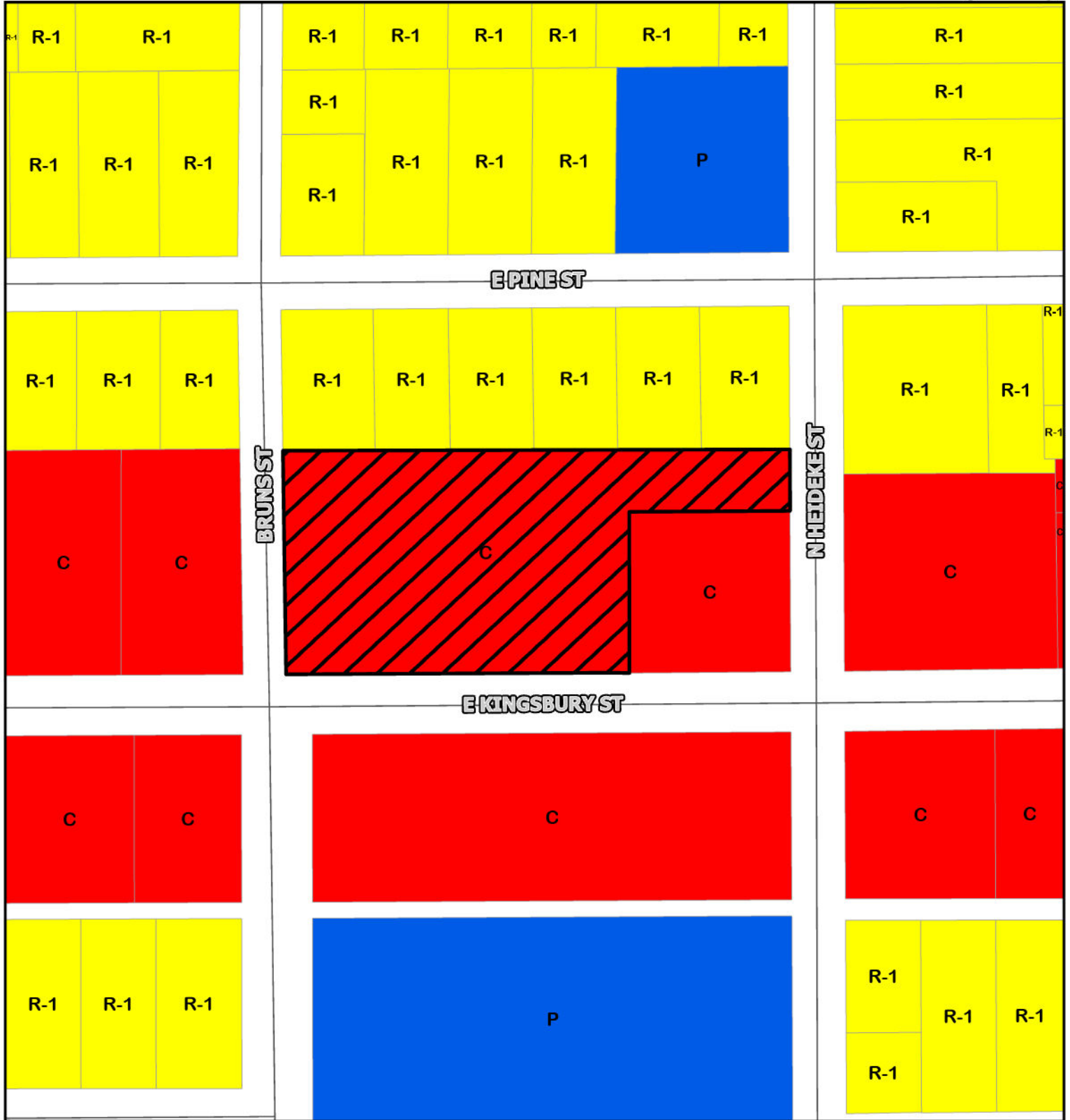
- Place of Worship
- Schools
- Site Location

1 inch = 167 feet

Printed: 8/20/2025

ZONING MAP

AVAR 080425: 800 Blk of E Kingsbury



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	
Duplex 2	MultiFamily 2	Public	ROW	
Industrial	MultiFamily 3	Planned Unit Development	Suburban Residential	

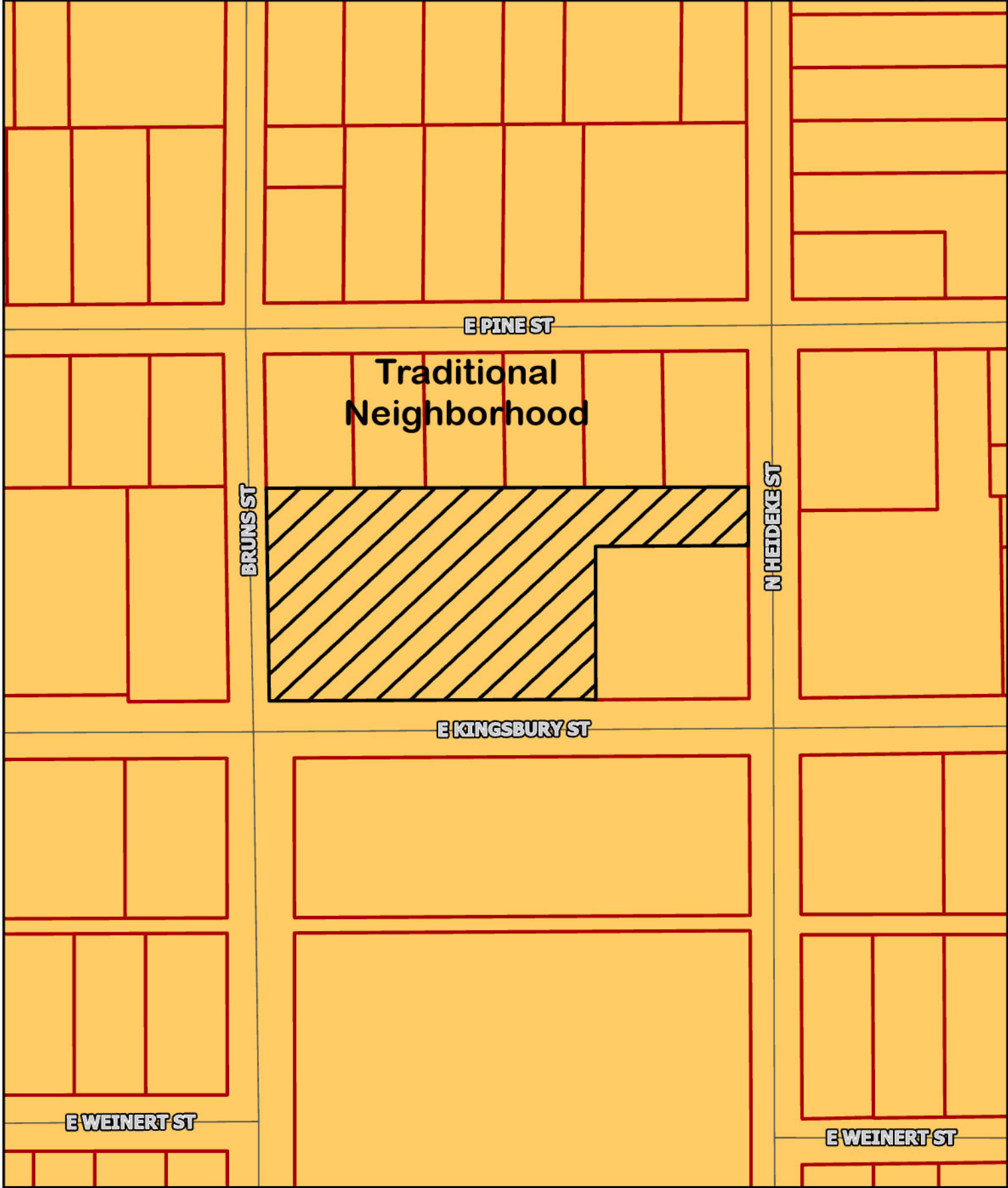
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Site Location

1 inch = 125 feet

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Site Location



Parcel

1 inch = 125 feet

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