



PLANNING & CODES

SUP 07-24
602 State Hwy 46 S
Specific Use Permit

Applicant:

Norm A. Kotoch of NAK Management and Consulting, LLC
7607 Ellington Place
Mentor, OH 44060

Property Owner:

MHC 210 (Seguin TX Portfolio), LLC
41 Flatbush Ave., Suite 500A
Brooklyn, NY 11217

Property Address/Location:

602 State Hwy 46 S

Legal Description:

LOT: 2 ADDN: MAJOR SUBDV 3.0000 AC (CUBE SMART)
Property ID: 32869

Lot Size/Project Area:

3 acres

Future Land Use Plan:

Commercial Corridor

Notifications:

Mailed: Jan 2, 2025
Published: Dec 29, 2024

Comments Received:

None at the time of publication

Staff Review:

Armando Guerrero
Planning Manager

Attachments:

- Location Map
- Zoning Map
- FLUP Map

REQUEST:

A Specific Use Permit for Outside Storage in a Commercial (C) zoning district.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	C	Self-Storage Facility
N of Property	C	Undeveloped Property
S of Property	P	Seguin Fire Station No. 2
E of Property	ROW/R-2	Right-of-Way/Undeveloped Property
W of Property	R-2	Undeveloped Property

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant is requesting a Specific Use Permit (SUP) to allow outside storage use at an existing self-storage facility. The site is zoned Commercial (C), which allows outside storage with the approval of an SUP. The proposed outside storage area would be in the front southeast corner of the property. Considering the surrounding zoning districts and land uses within the area, the proposed outside storage at this location would not cause an adverse impact on the area.

Planning Department Recommendation:

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

Staff is recommending approval with the following conditions:

- Screening (landscaping or fencing) must be provided along the property boundary of State Highway 46. The screening must be of adequate size to provide an effective screening of the site.
- Screening (landscaping or fencing) must be provided along the southern property boundary to screen the area of the proposed outside storage area. The screening must be of adequate size to provide an effective screening of the site.
- Storage of semi-trucks or semi-trailers is prohibited.
- The outside storage area shall be limited to the location shown in the submitted request.

- The outside storage area will be setback to align with storage unit to the north and setback 5' from the property line to the south.
- If outside storage use ceases for one (1) year this SUP will be voided.
- No vehicles will be allowed to park on an unapproved parking surface.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION:

The property has contained its original Commercial (C) zoning since the adoption of zoning in 1989. The site is currently operating as a self storage facility with a small area of grandfathered outdoor storage which has been in continuous use dating back as far as February 2008. Based on the aerial images, the site has recently added gravel material to an area that never contained any and began to utilize that area for outside storage. The applicant was informed that outdoor storage use in the newly created area would not be allowed, and that it would have to cease the use or gain SUP approval to allow for it at that location.

CODE REQUIREMENTS:

In Section 3.4.3 of the UDC- Land Use Matrix, Self-Storage (with outside storage) is permitted within Commercial zoning districts, but requires approval of a Specific Use Permit (SUP). The applicant is requesting to utilize the southeast portion of the property for outside storage use. This SUP applies only to the new outside storage area as identified on the site plan provided by the applicant. The existing outside storage on the lot is a legal nonconforming use and can remain in use (and not expanded) in its current state since it was existing prior to the rule and requirements that are currently in place now. Any proposed paving for this area will require a Site Plan submittal and approval.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The areas to the east and west of the property are zoned Single-Family Residential (R-2), both tracts of land are currently undeveloped. The area to the north is zoned Commercial (C) and is currently undeveloped, the property to the south is the City of Seguin's Fire Station No. 2, which contains a Public (P) zoning designation. The surrounding properties to the north, east and west are undeveloped and will not be impacted, the Fire Station to the south is the only developed tract neighboring this property.

Overlay District (State Highway 46):

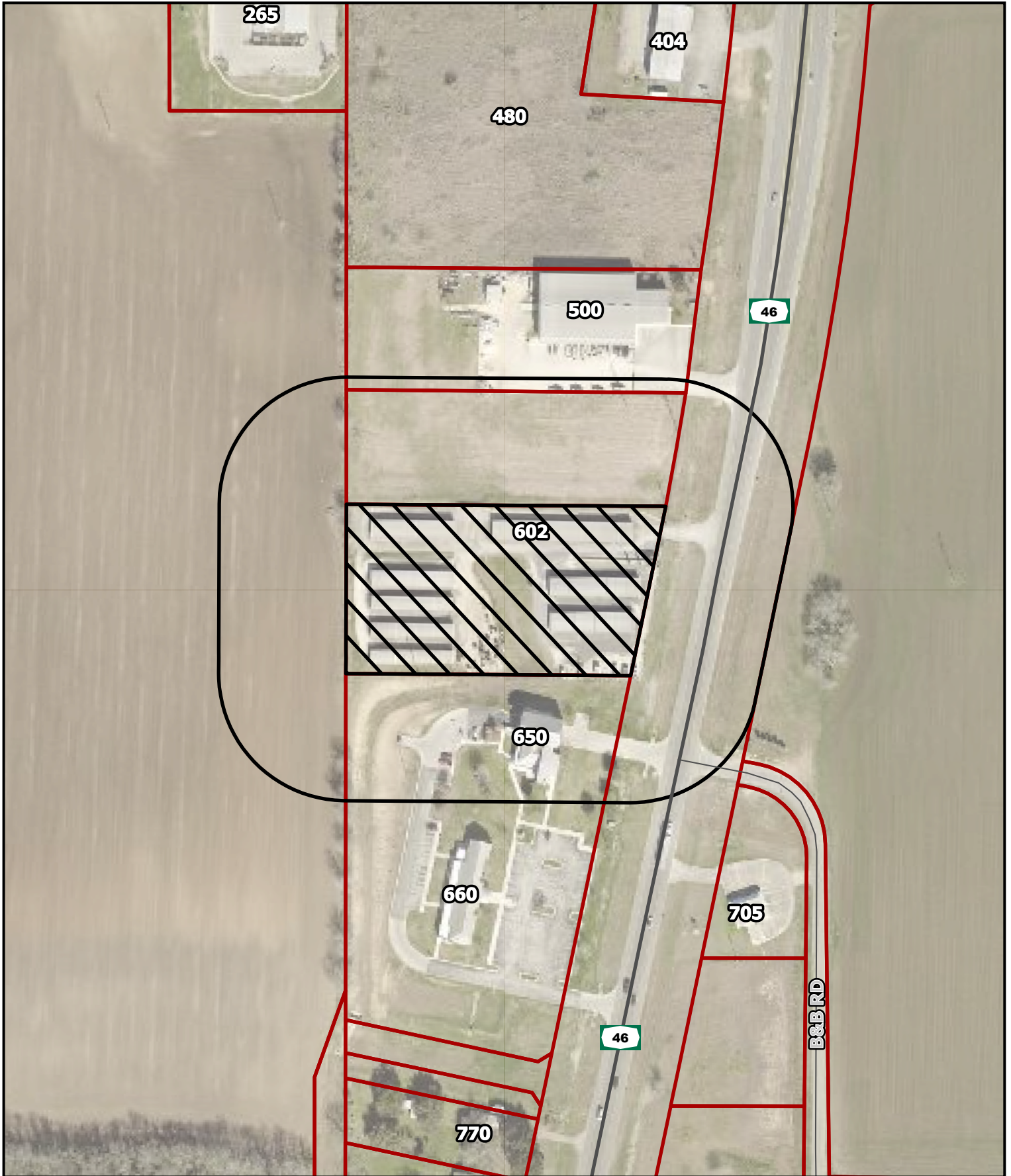
This property is also located within the State Highway 46 Overlay District. The intent of the Corridor Overlay Districts is to establish a series of community gateway corridors with special architectural and landscaping requirements to enhance the visual and aesthetic character. Regulations within the overlay zone in addition to the requirements of the underlying or base zoning district can range from additional landscaping, screening, sign regulations or other development regulations meant to either protect a scenic route/resource or enhance development in certain areas.

TRAFFIC (STREET FRONTAGE & ACCESS):

The site is accessed from an existing driveway on State Highway 46

LOCATION MAP

SUP 07-24 602 State Hwy 46 S



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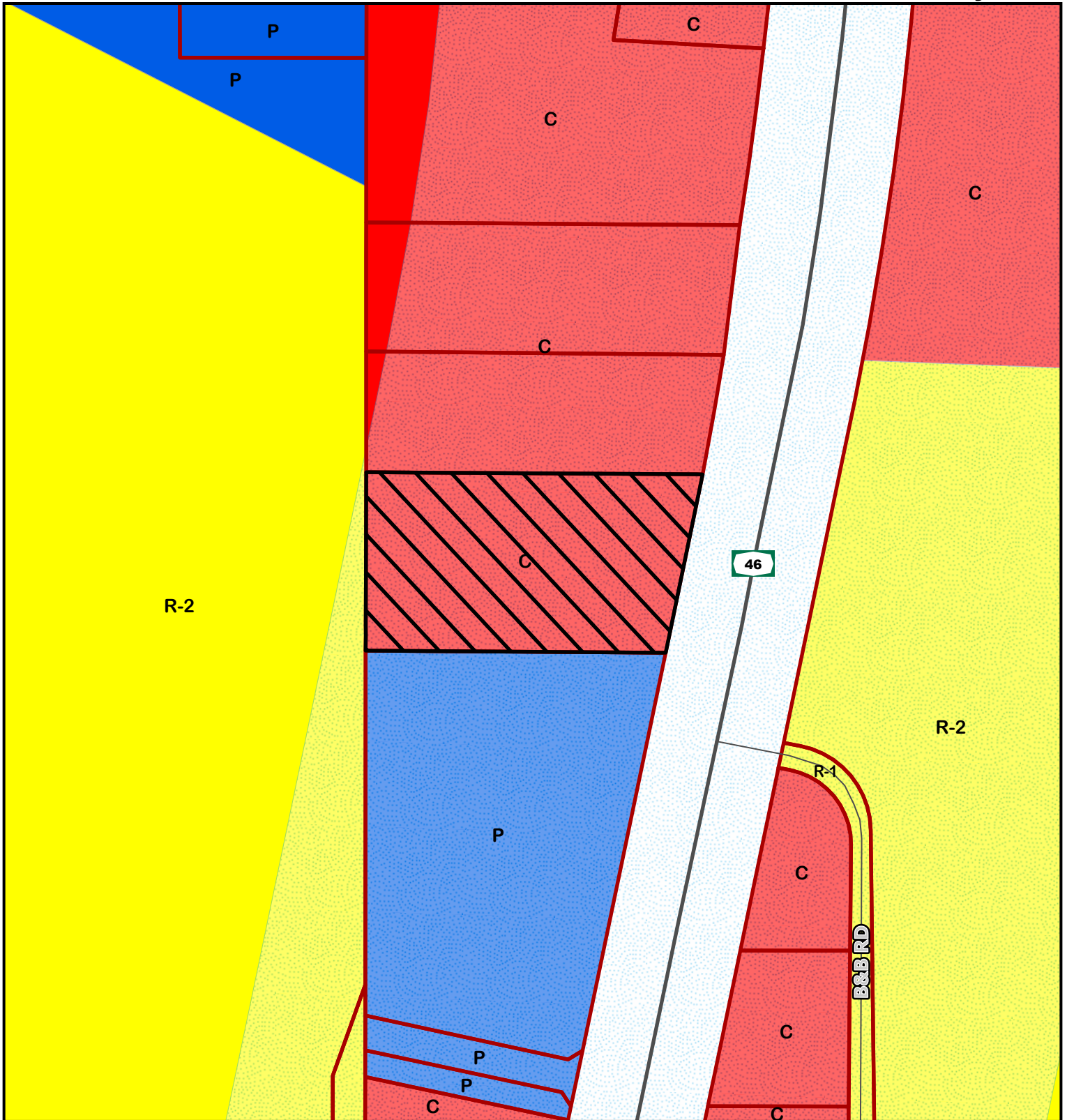
-  North
-  Site Location
-  200' Buffer
-  Parcel

1 inch = 200 feet

Printed: 12/16/2024

ZONING MAP

SUP 07-24 602 State Hwy 46 S



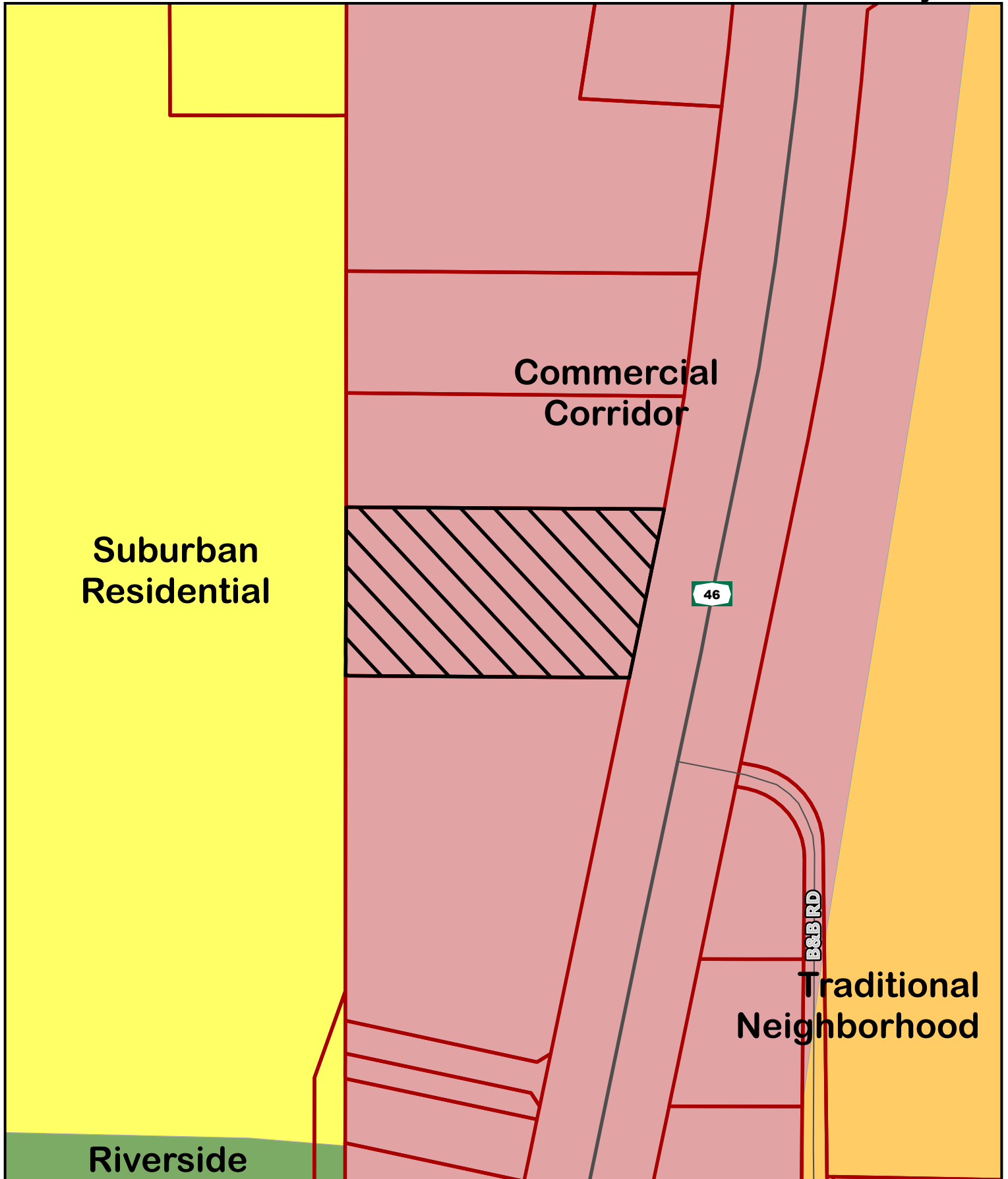
Agricultural - Ranch	Light Industrial	Manufactured Home Park	Single Family Residential 1	Zero Lot Lines
Commercial	Manufactured-Residential	Neighborhood Commercial	Single Family Residential 2	Corridor Overlay Districts
Duplex 1	MultiFamily 1	None	Rural Residential	Downtown Historical District
Duplex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

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Site Location
 Parcel

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Site Location



Parcel

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