



PLANNING & CODES

SUP 03-25
225 N Saunders St.
Specific Use Permit

Applicant:
Nb Capital LLC
1259 Loop 337 Ste 300
New Braunfels, TX 78130

Property Owner(s):
Nb Capital LLC
1259 Loop 337 Ste 300
New Braunfels, TX 78130

Property Address/Location:
225 N Saunders St.
Seguin, Texas 78155

Legal Description:
LOT: 3 & 4; N 45 of 1; Pt of 2
BLK: 1051 & 0.316 acres of
Taylor St ADDN: West Old
Burgess School
Property ID: 46175

Lot Size/Project Area:
2.257 Acres

Future Land Use Plan:
Downtown Core

Notifications:
Mailed: March 26, 2025
Published: March 23, 2025

Comments Received:
None at time of publication

Staff Review:
Shelly Jackson
Assistant Director

Attachments:

- Location Map
- Zoning Map
- FLUP Map
- Documents from SUP Submittal

REQUEST Specific Use Permit (SUP) to allow for an Outdoor Entertainment Venue (Large) located at 225 N Saunders St.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	C	Seguin Schoolyard
N of Property	P	City of Seguin (Police Dept)
S of Property	C	Residence
E of Property		N Guadalupe St
W of Property	C & R1	Nb Capital (Parking lot), Residence

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant wishes to use the existing site for an outdoor entertainment venue. The site was converted into a mixed use space for a variety of local businesses, and has a large outdoor beer garden area and stage for live music, movies and other entertainment. The beer garden is approximately 30,000 SF (0.7 acre). The applicant is proposing to utilize the beer garden as an outdoor entertainment venue that could potentially occupy 150 people or more with a maximum of 1168 attendees. The applicant stated that 12 employees will be present during operating hours along with security officers for larger events as required by the Fire Marshal (*Public Safety & Event Management Plan*).

Staff find 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

- This permit may be revoked if there is a breach of any of the material terms herein including, but not limited to, public disturbances, failure to maintain police protection, or failure to maintain the number of available parking spaces.
- This permit shall apply only to this location.
- This permit may not be transferred to another person or entity.
- The maximum number of attendees will be 1168.
- For an event with 1168 attendees, security will be required and will only monitor inside the fenced venue.
- Business Hours: Mon - Fri: 3:00pm – 11:00pm; Sat - Sun: 11am – 12:00am.

- The City of Seguin will allow the public parking garage, county tax office parking lot, and the public parking lot located on Donegan Street to count toward the parking requirements. If, at any time, Guadalupe County revokes the use of the public parking garage, county tax office parking lot, and the public parking lot located on Donegan Street for these events, additional parking plans shall be submitted to ensure adequate parking per the minimums.
- The required off-street parking shall be calculated as one space per 4 seats (tickets) plus 1 space per employee. Illustrations/maps of the designated parking areas for spectators shall be made available and distributed through social media, websites, etc. The maps shall be made available for each event.

SITE DESCRIPTION: The site was formerly The Backyard. The Backyard held ticketed concerts at this location; which were permitted under an Outdoor Festival Permit with conditions to operate.

- A 6-foot privacy fence has been installed surrounding the subject property.
- The stage and sound projection are facing east designed to project sound away from the residential properties. The applicant will have an onsite sound technician that will monitor the noise levels throughout the events to ensure code compliance.
- Guests will have access to 5 indoor restrooms and hand washing stations. For larger events, portable restrooms and hand washing stations will be provided by a 3rd party company. The minimum number of fixtures shall meet the requirements in Section 2902 of the International Plumbing Code.
- A parking lot owned by the applicant is located to the west of the subject property that provides approximately 41 spaces (*41 x 4 people = 164*). Other parking areas are open to the public 24 hours a day, owned by Guadalupe County, and are available to serve as overflow parking; parking garage = 189 spaces, public parking lot on Donegan St = 25 spaces, and tax office parking lot = 37 spaces (*251 x 4 people = 1004*). The applicant plans to partner with ride sharing companies to reduce parking and encourage attendees to carpool.
- The property entrance for attendees is located on N Saunders St through a gate. There are two other locations for ingress-egress: southwest corner and northeast corner of the property.

CODE REQUIREMENTS:

According to Section 3.4.3 Land Use Matrix of the Seguin Unified Development Code, an outdoor entertainment venue (large) located on commercial zone property requires a Specific Use Permit. The outdoor entertainment will also be required to meet the noise regulations per Section 46.253 of the Code of Ordinances. Due to the site being within 100 feet from a residential property, the maximum permissible decibel level is limited to 85 decibels during daytime hours (8:00am – 10:00pm) and 75 decibels during nighttime hours (10:00pm – 8:00am).

COMPATIBILITY WITH SURROUNDING LAND USES & ZONING:

The zoning is compatible with the surrounding zoning to the north and east of the property. However, to the west is a single-family zone property and to the south is a residence located on a commercial zone property.

COMPREHENSIVE PLAN

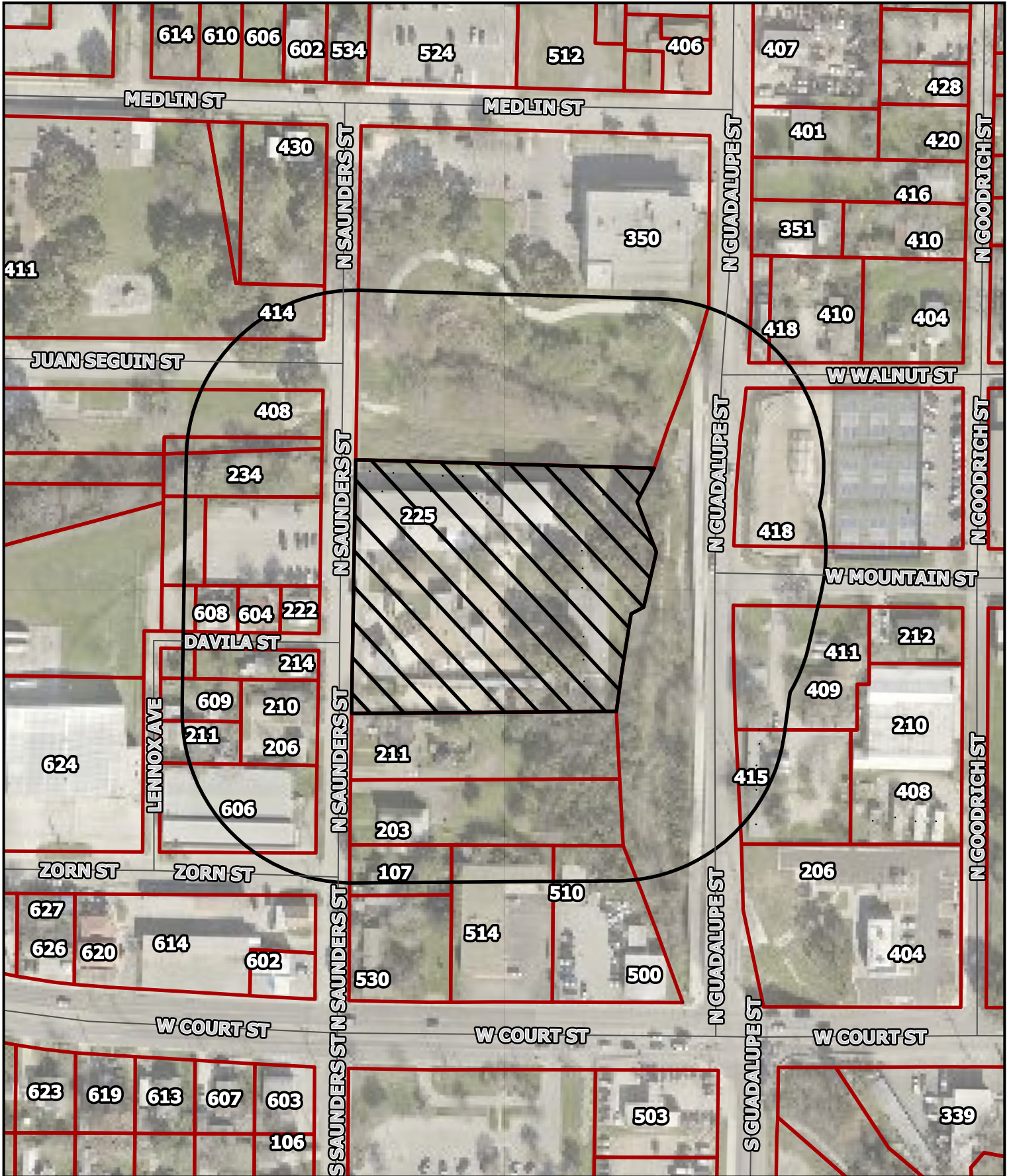
The property is within the Downtown Core Community District. The intent of this future land use district is to encourage economic revitalization and strategic development while providing direction for appropriate land use that will enhance the character of the downtown area. Commercial is an appropriate use in this future land use district.

TRAFFIC (STREET FRONTAGE & ACCESS):

The property can be accessed from N. Saunders St.

LOCATION MAP

SUP 03-25 225 N. Saunders St.



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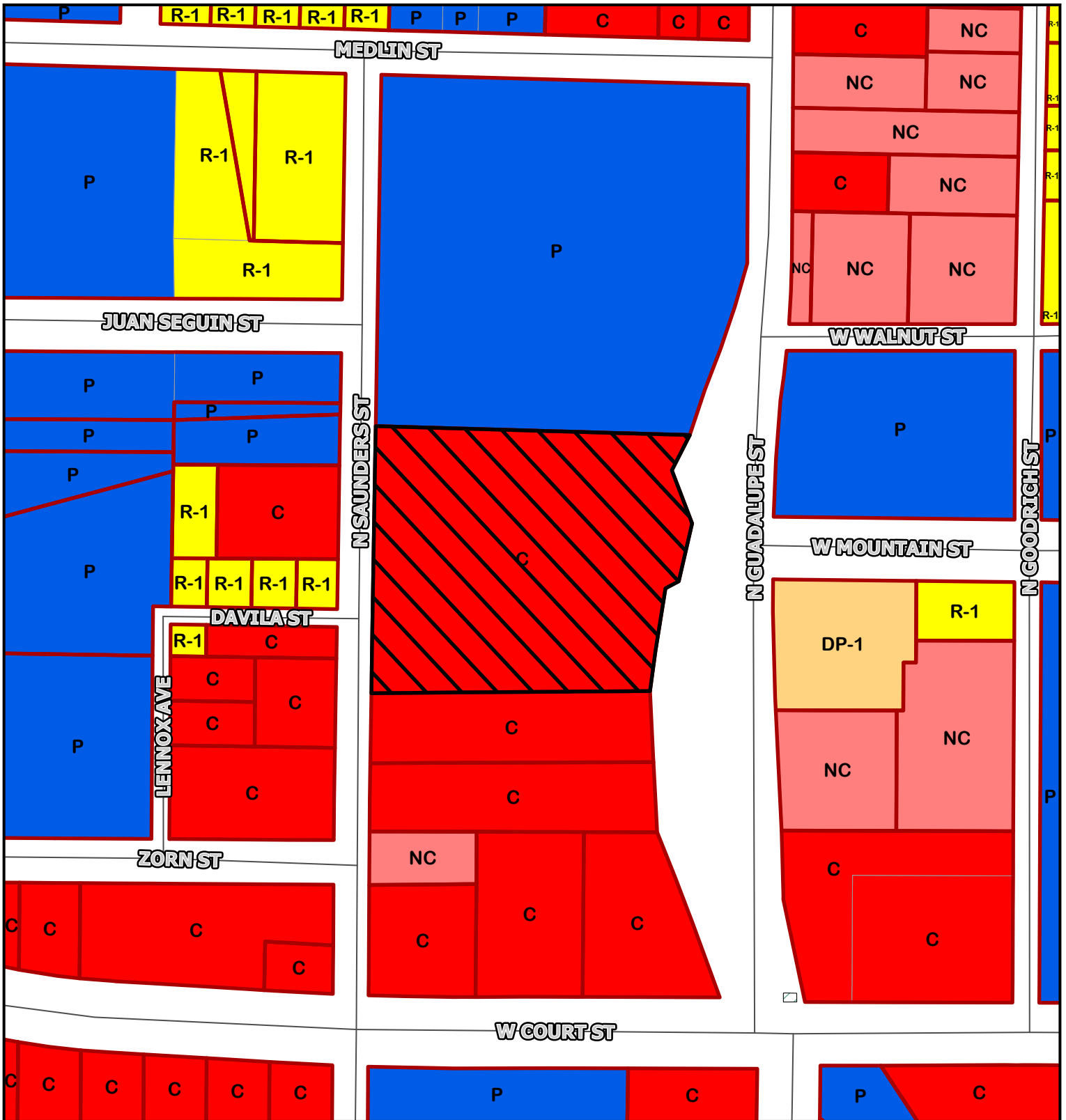
-  North
-  Site Location
-  200' Buffer
-  Parcel

1 inch = 150 feet

Printed: 3/14/2025

ZONING MAP

SUP 03-25 225 N. Saunders St.



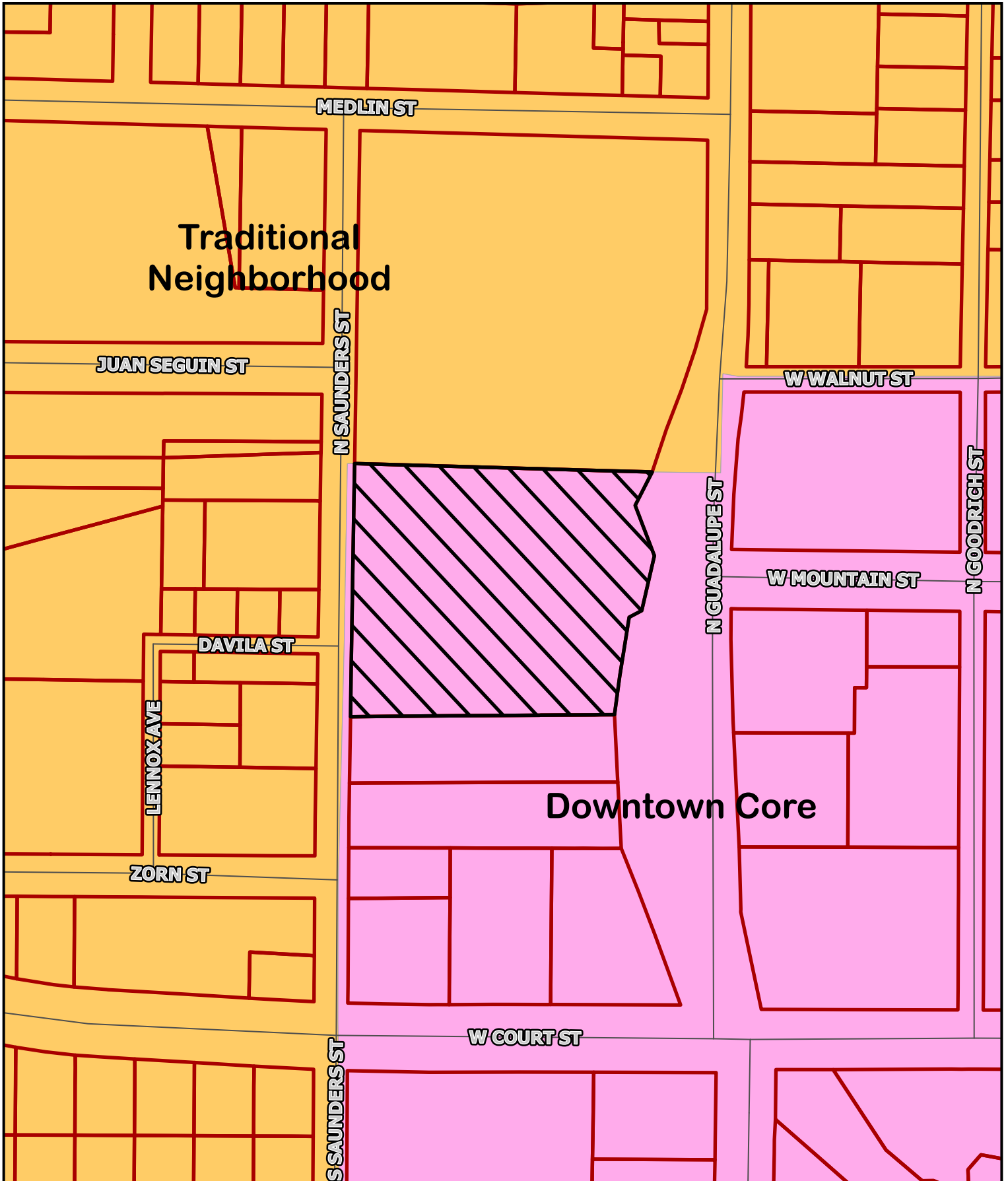
- | | | | | |
|----------------------|--------------------------|--------------------------|-----------------------------|------------------------------|
| Agricultural - Ranch | Light Industrial | Manufactured Home Park | Single Family Residential 1 | Zero Lot Lines |
| Commercial | Manufactured-Residential | 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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North
 Site Location
 Parcel

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Site Location



Parcel

1 inch = 150 feet

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