



PLANNING & CODES

420 N Austin St
Specific Use Permit

SUP 01-25

Applicant:

Johnny Alvarado/Andrew Salazar
1804 Winward Way
Seguin, TX 78155

Property Owner:

Linda W. Weyel
1342 Keller Ln
Seguin, TX 78155

Property Address/Location:

420 N Austin Street

Legal Description:

LOT: E G BLK: 214 ADDN:
ACRE
Property ID: 13522

Lot Size/Project Area:

.2 Ac.

Future Land Use Plan:

Downtown Core

Notifications:

Mailed: Feb 27, 2025
Published: Feb 23, 2025

Comments Received:

None at the time of publication

Staff Review:

Kyle Waren
Planner

Attachments:

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

REQUEST:

A Specific Use Permit for auto servicing in the Downtown Historic District.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	C	Commercial office/retail building
N of Property	C	Retail (Dollar General)/parking lot
S of Property	C	Retail commercial (Kitty Keller Designs)
E of Property	C	Retail commercial (River City Bail Bonds)
W of Property	C	Commercial office building

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant is requesting a Specific Use Permit (SUP) to allow the use of an auto repair and servicing operation for window tinting and car audio repair at 420 N. Austin Street (Weyel building). Though the property is zoned Commercial (C), and the proposed use would typically be allowed by right, the property also falls within the Downtown Historic District (DHD). This district requires a Specific Use Permit for auto repair and servicing to add additional review to limit the negative effects in the Downtown Historic District 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:

- No outside storage/parking of any vehicles that have been serviced in city right of way.
- Bay doors must remain closed.
- The hours of operation will be from M-F 8:30 AM to 6:00 PM and Saturday 8:30 AM to 3:00 PM.
- Operation will be limited to window tinting and car audio instillation.

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 multi-tenant commercial retail building (Weyel Building) that was built in 1938. The rear of the building was once used as a service shop for Weyel Buick and Jeep but now it sits vacant.

CODE REQUIREMENTS:

In Section 3.4.3 of the UDC- Land Use Matrix, auto servicing is permitted within the Downtown Historic District but requires approval of a Specific Use Permit (SUP). The applicant is requesting to utilize the back end of the building (the North Camp Street side) to do the auto servicing of window tinting and car audio repair. Per the code no work will be outdoors. Since the property is part of the Downtown Historic District no parking is required for this operation.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

All surrounding properties are zoned Commercial with both office and retail commercial space. Indoor auto servicing is not allowed without an SUP for three of the four adjacent properties. 424 N Camp Street is not in the DHD and would allow the use of indoor auto servicing by right with out an SUP.

COMPREHENSIVE PLAN:

The property is within the Downtown Core Future Land Use Plan. Buildings should have small to no front setbacks and occupy most of the lot to encourage density, walkability, and strong fiscal performance. Centralized parking will discourage sprawling individual lots and increase visual presence along each block; however, on-street parking is encouraged where possible. Buildings should also implement traditional design elements like transparency, articulation, and rhythm for a consistent look and to create a more pedestrian-focused design.

Since no expansions are planned to be made to the building and all work will be done inside, with the SUP the proposed use of auto servicing can meet the intent of the Comprehensive Plan.

HEALTH, SAFETY, AND GENERAL WELFARE:

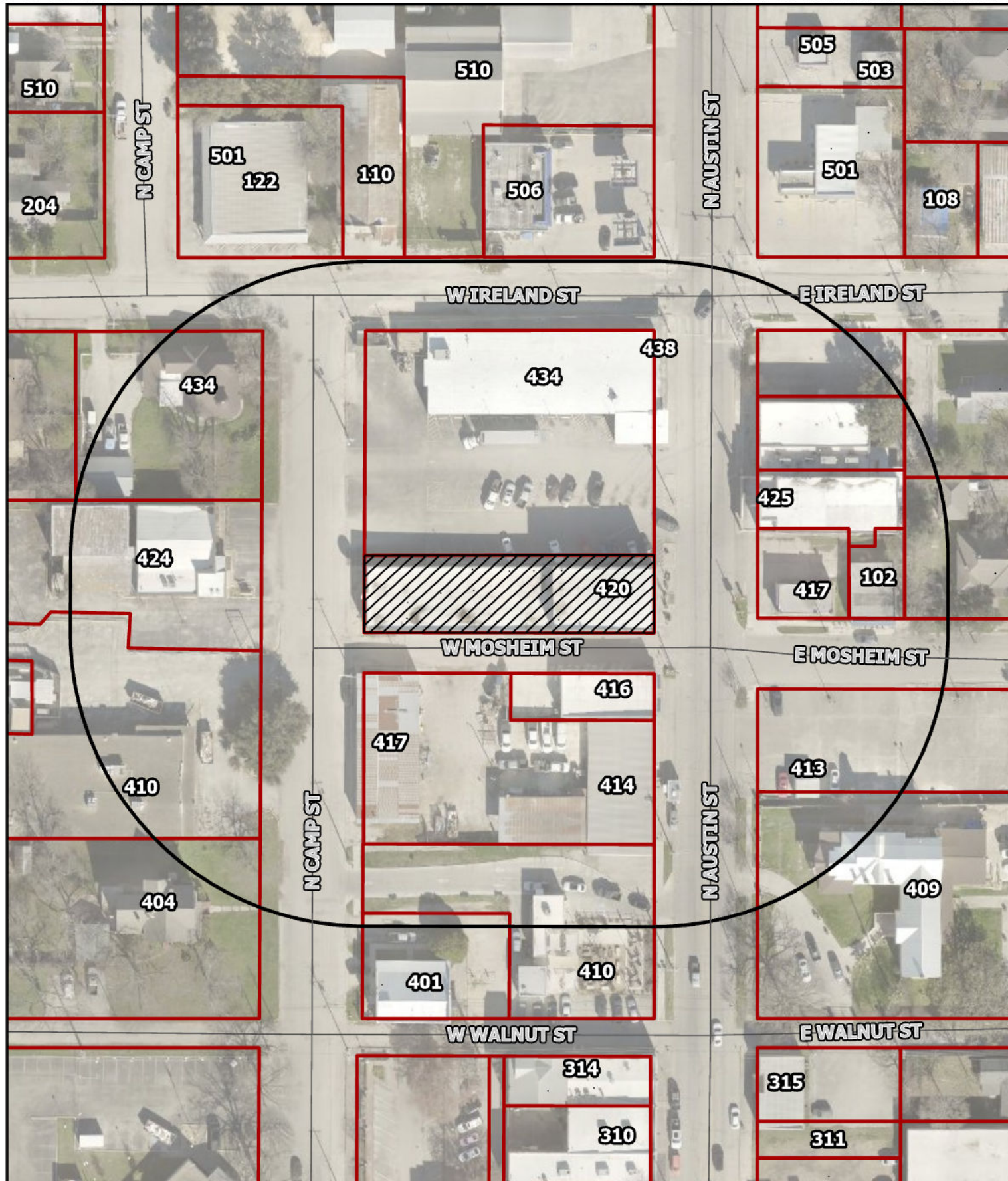
Noise and vibration can be potential concerns when new audio systems are being tested.

TRAFFIC (STREET FRONTAGE & ACCESS):

The property has frontage on North Austin Street to the east, West Mosheim Street to the south and North Camp Street to the west.

LOCATION MAP

SUP 01-25 420 N Austin Street



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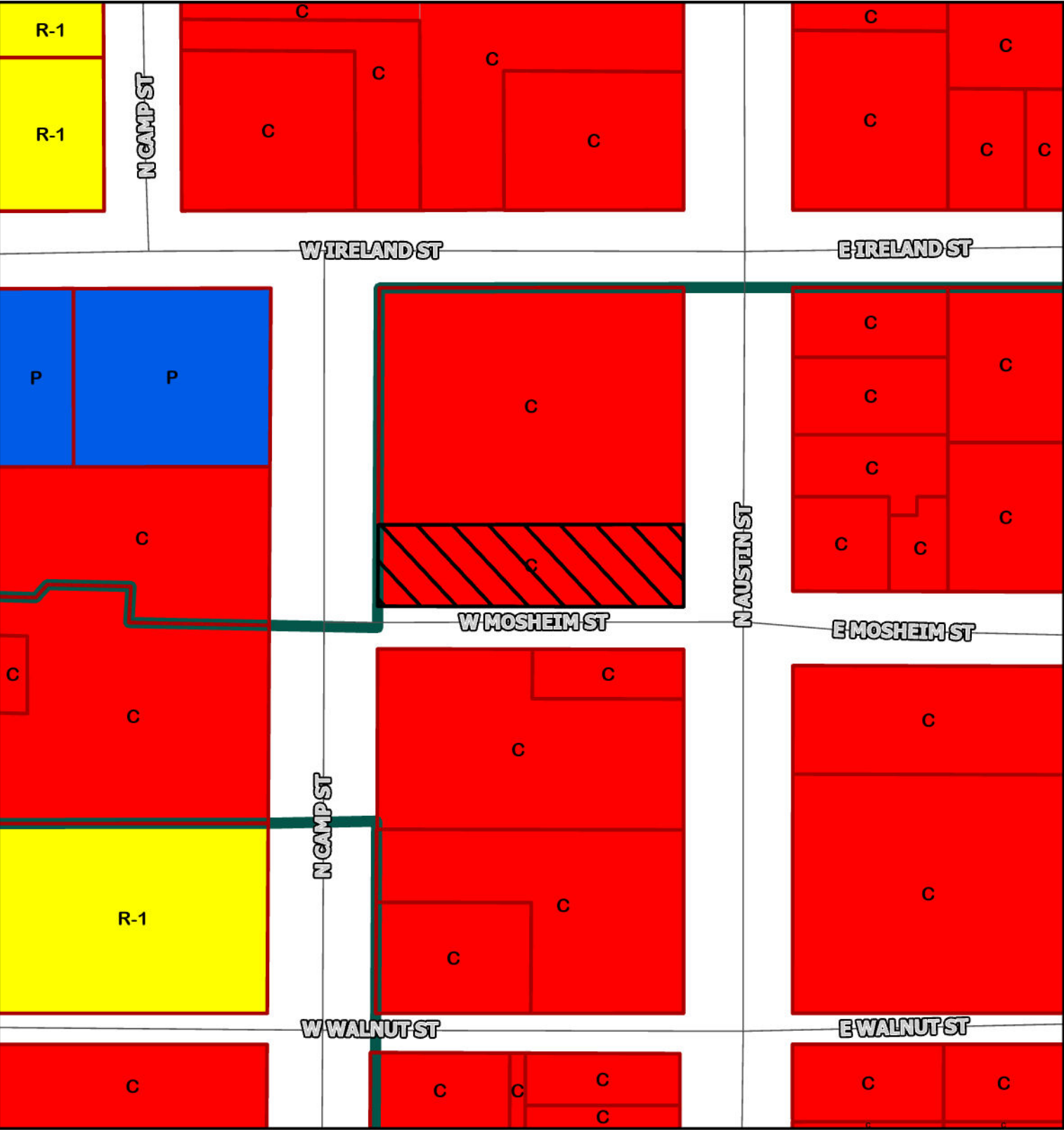
 Site Location

1 inch = 87 feet

Printed: 2/21/2025

ZONING MAP

SUP 01-25 420 N AUSTIN STREET



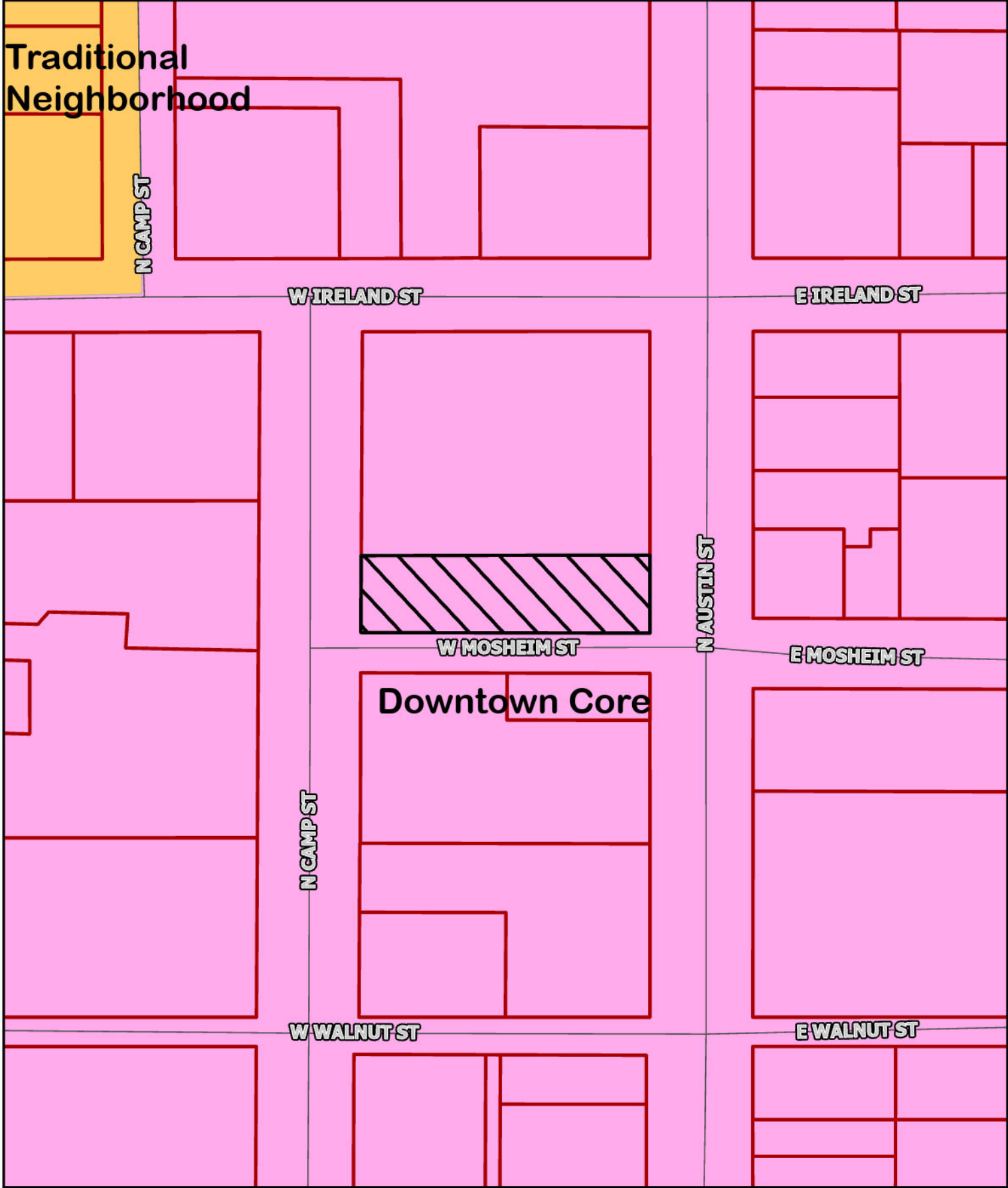
- | | | | | |
|----------------------|--------------------------|--------------------------|-----------------------------|------------------------------|
| Agricultural - Ranch | Light Industrial | Manufactured Home Park | Single Family Residential 1 | Zero Lot Lines |
| Commercial | Manufactured-Residential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



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