



PLANNING & CODES

SUP 06-25
4520 IH-10 W
Specific Use Permit

Applicant:

Don Magrini
4520 IH 10 W
Seguin, TX 78155

Property Owner:

Russel & Sherrice Judd
1276 CR 434
Yokam, TX 77995

Property Address/Location:

4520 IH 10 W

Legal Description:

ABS: 62 SUR: J D BROWN
6.0800 AC.
Property ID: 60906

ABS: 62 SUR: J D BROWN
9.0904 AC.
Property ID: 60885

Lot Size/Project Area:

15.17AC

Future Land Use Plan:

Gateway Corridor

Notifications:

Mailed: Oct 1, 2025
Published: Sep 28, 2025

Comments Received:

None at the time of
publication

Staff Review:

Armando Guerrero
Planning Manager

Attachments:

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

REQUEST:

A Specific Use Permit for a proposed outdoor storage sales lot in a Commercially zoned district within the IH-10 Overlay District.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	C	Commercial office/retail building and storage yard
N of Property	OCL	Outside City Limits (County Residential)
S of Property	ROW	IH-10 Right-of-Way
E of Property	C	Future RV repair and sales business
W of Property	C	Single Family Residence

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant is requesting a Specific Use Permit (SUP) to allow the use of an outdoor storage and sales lot at 4520 IH 10 west. The property is zoned Commercial (C) and is within the IH-10 Overlay District. The proposed use is allowed at this location with the approval of a Specific Use Permit approval and may be subject to conditions for the use to limit any potential impact to properties in the vicinity.

The requested use would be a continuation of the site's previous use, which dates back as far as 1995. Due to recent inactivity, the site has lost its legal non-conforming status for its use at this location and is required to come into compliance prior to continuing the site's past use.

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

Staff is recommending approval with the following conditions:

- A landscaping buffer of trees and shrubs shall be required along the frontage of property line where the proposed display will be required (see proposed Site Plan).
- A landscaping buffer of trees and shrubs shall be required along the western 165' property line where the proposed display area will be.
- Portable storage units shall be limited to only the "Display Area" and frontage lengths shown on submitted Site Plan.
- No material, equipment or portable storage units shall be stored outside or in view of the neighboring residential home to the west.
- Paving of the driveway and parking areas shall be in accordance with the attached Site Plan.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION:

The site consists of 2 tracts of land (6ac & 9ac), the proposed use would be a continuation of the site's past use, which lost its legal non-conforming status due to inactivity. The applicant is in the process of bringing the site into compliance by applying for a Specific Use Permit (for use), Occupancy Inspection (building use), and Site Development Permit (paving and landscaping). The applicant submitted a Site Plan for the paving being proposed for the driveway entry and parking for the use as shown on the submitted site plan. The outdoor storage component would encompass both tracts but will be limited to 135.77' and 333.78' of the front portion of the property as depicted on the submitted Site Plan.

No additional buildings at this location are being proposed for the use.

CODE REQUIREMENTS: The applicant is requesting to utilize the site's past use of portable storage sales lot at this location. The site was functioning as an outdoor portable storage sales site as far back as 1995. In 2013 the property was annexed into the city and was allowed to continue its use. Just recently the site had ceased its operations and lost its legal non-conforming status for its use at this location and would be required to come into compliance to continue the site's past use.

Commercial zoning allows this type of use with the approval of a Specific Use Permit. Conditions may be included in the Specific Use Permit to ensure the proposed use does not adversely impact neighboring properties.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING: The site is located with an area mostly comprised of Commercial zoning and use, with some residential uses within Commercial zoning that was existing at time of annexation in 2013. The property to the east is currently going through the Site Plan process for an RV sales and repair operation. The property to the west is being utilized for residential use. The requested use will be a continuation of the past use on this property.

COMPREHENSIVE PLAN: The property is in the Gateway Corridor of the city's FLUP. Commercial use and development are supported within the Gateway Corridor but should promote beautification of corridors through landscaping along the regional entrances to Seguin.

HEALTH, SAFETY, AND GENERAL WELFARE: No health or safety issues have been identified; however, the use may increase the vehicular traffic within the area.

PARKING: The applicant has provided a Site Plan that illustrates the location of parking for this site.

STREET FRONTAGE & ACCESS: The property fronts and can only be accessed from the access road of IH 10 west. The applicant is not planning on widening the or adding any additional access point to the site.

LOCATION MAP

SUP 06-25 4520 IH 10 W

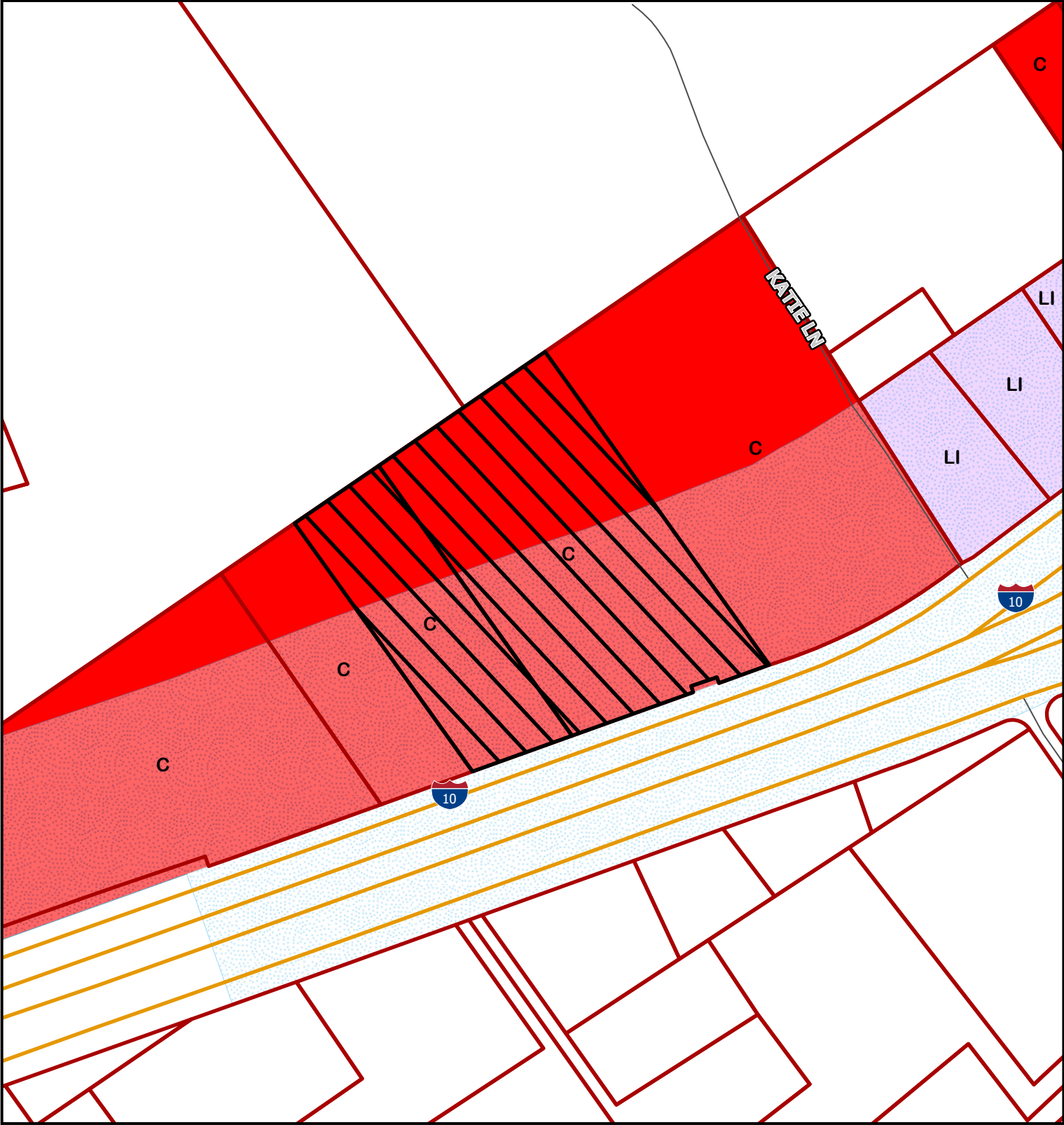


This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.



1 inch = 350 feet

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|----------------------|--------------------------|--------------------------|-----------------------------|------------------------------|
| 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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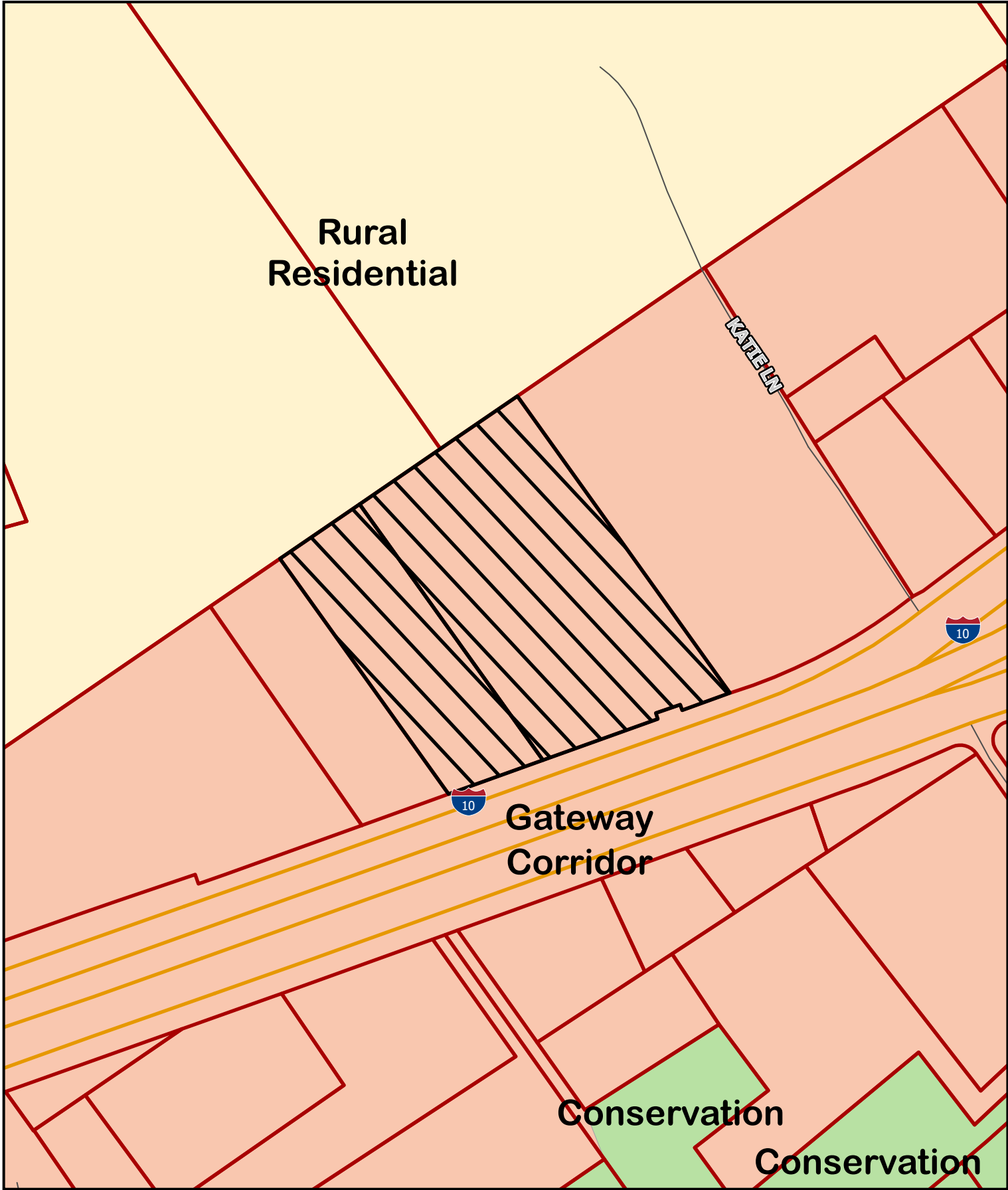
Site Location



Parcel

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