

PLANNING & CODES

Planning and Zoning Commission Report ZC 26-25

A request for a Zoning Change ZC 26-25 from Public (P) to Neighborhood Commercial (NC) for the property located at 919 N. Guadalupe St., Property ID: 22893 was considered during the Planning & Zoning Commission meeting on December 9, 2025.

Armando Guerrero, Planning Manager, presented the staff report. He noted the zoning change request is to allow for the establishment of a dance studio at this location and briefly touched on the history of the 0.92 acre site and noted the existing structure, parking, and fencing at the location.

Mr. Guerrero, when on to explain the retail/service use being proposed at the location would not be allowed in the current Public (P) zoning per Section 3.4.3 Land Use Matrix of the city's Unified Development Code (UDC). Mr. Guerrero went on to explain that the requested Neighborhood Commercial (NC) zoning allows for small scale, limited impact commercial, retail, and personal service uses near their primary customers.

Mr. Guerrero noted that the site's past use operated in a similar nature to what is being proposed while being surrounded by Single-Family Residential (R-1) in every direction and pointed out the property's location within the city's Future Land Use Plan and explained that neighborhood commercial use is encouraged within the Traditional Residential district.

Mr. Guerrero concluded by noting that access to the site will be done from the existing driveway.

Commissioner Wayne Windle informed the Commission he represents the buyer and seller and will recuse himself from voting.

The regular meeting recessed, and a public hearing was held. Wayne Windle 226 Elm St., representative of the buyer and seller of the property, explained the proposed use would be similar what has been done at the location, with the exception of being a for profit use. Mr. Windle stated he is in favor of the zoning change request. There being no other responses from the public the regular meeting was reconvened for action.

After consideration of the staff report and all information given regarding Zoning Change (ZC 26-25), Commissioner Pedigo moved that the Planning and Zoning Commission recommended approval of the zoning change from Public (P) to Neighborhood Commercial (NC) for the property located at 919 N. Guadalupe St., Vice-Chair Davila seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE THE ZONING CHANGE TO NEIGHBORHOOD COMMERCIAL (NC)

MOTION PASSED

8-0-1



Francis Serna, Planning Assistant



ATTEST: Armando Guerrero, Planning Manager

Applicant:
Double J Property Ventures
LLC
785 Gin Spur Rd.
Seguin, TX 78155

Property Owner:
Seguin Youth Services
919 N. Guadalupe St.
Seguin, TX 78155

Property Address/Location:
919 N. Guadalupe St.
Seguin, TX 78155

Legal Description:
LOT: 3 & 4 BLK: 269 ADDN:
FARM
Property ID: 22893

Lot Size/Project Area:
0.92 Ac

Future Land Use Plan:
Traditional Residential

Notifications:
Mailed: Nov 25, 2025
Newspaper: Nov 23, 2025

Comments Received:
None at time of publication

Staff Review:
Armando Guerrero
Planning Manager

Attachments:

- Location Map
- Existing Zoning Map
- Future Land Use Plan Map

REQUEST:

A zoning change request from Public (P) to Neighborhood Commercial (NC).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	P	Youth Center
N of Property	R-1	Single family residential
S of Property	R-1	Single family residential
E of Property	R-1	Single family residential
W of Property	R-1	Single family residential

SUMMARY OF STAFF ANALYSIS:

The applicant is requesting a zoning change from Public (P) to Neighborhood Commercial (NC) to allow for the establishment of a dance studio at 919 N. Guadalupe St. The site is currently utilized by the Seguin Youth Services nonprofit organization; the proposed dance studio will operate within the existing building and utilize the existing parking at this location. If additions, modifications, or changes of use are proposed at this location, the site will be required to meet the development requirements for the proposed additions, modification, and change of use.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – Neighborhood Commercial zoning is appropriate in the Traditional Residential district if it promotes walkability within the district.

Compatible with existing and permitted uses of surrounding property – Yes, this site's past use is similar in nature to what is being proposed.

Adverse impact on surrounding properties or natural environment – None specifically identified.

Proposed zoning follows a logical and orderly pattern – Neighborhood Commercial zoning allows for continued residential use, while also allowing various types of small scale, limited impact commercial, retail, personal services, and office use.

Other factors that impact public health, safety, or welfare – None specifically identified.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The 0.92 acre site was acquired by the Seguin Youth Services nonprofit organization in April of 2002 and zoned Public June 2002. Since then, the organization has been operating at this location. The site contains a 12,000 square foot parking area, a main building totaling 6000 square feet, and fencing to the north, east, and south of the property, effectively screening the parking area and building from the surrounding residential homes.

CODE REQUIREMENTS:

The proposed Retail/Service use at this location would not be allowed in the current Public (P) zoning per Section 3.4.3 Land Use Matrix of the city's Unified Development Code (UDC). The requested Neighborhood Commercial (NC) zoning allows for small scale, limited impact commercial, retail, and personal service uses near their primary customers. The proposed dance studio would be classified as a Retail/Service use, which would be allowed within Neighborhood Commercial (NC) zoning. If additions, modifications, or changes of use are proposed at this location, the site will be required to meet the development requirements for the proposed additions, modification, and change of use. These requirements include but are not limited to, landscaping, platting, parking requirements, drainage mitigation, etc.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The proposed Neighborhood Commercial (NC) zoning allows a low-impact commercial use that is intended to serve the neighboring residence. The site's past use operated in a similar nature to what is being proposed while being surrounded by Single-Family Residential (R-1) in every direction. The sites past use operated with little to no disruption to the surrounding neighborhood throughout the years.

HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.)
No health, safety or environmental issues have been identified for these properties.

COMPREHENSIVE PLAN (The Future Land Use Plan):

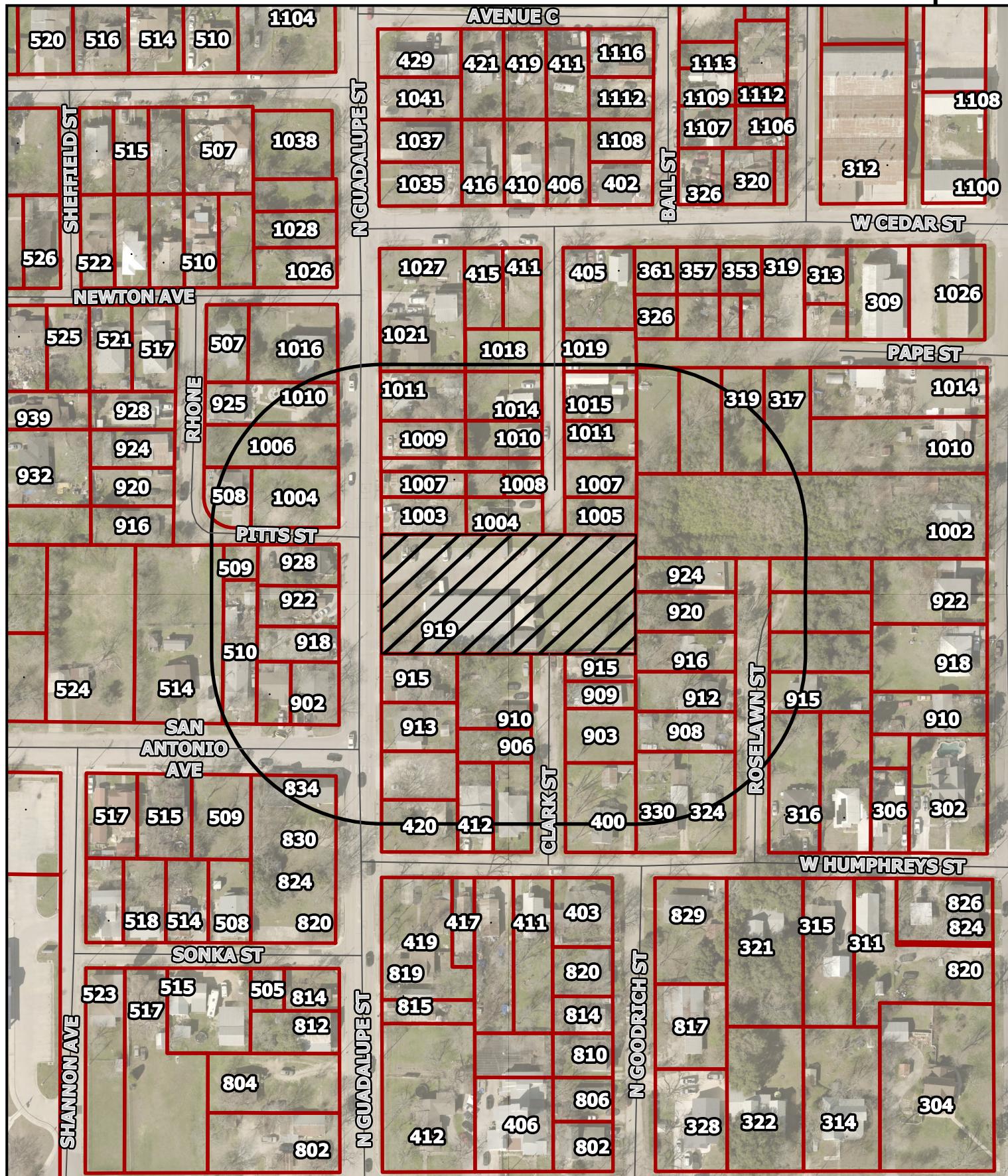
This property is located within the Traditional Residential district of the City's Future Land Use Plan which encourages neighborhood commercial use if contributing to district walkability and vehicle circulation.

TRAFFIC (STREET FRONTAGE & ACCESS):

This property is accessed from the existing driveway off Guadalupe St.

LOCATION MAP

919 N. Guadalupe St.



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.



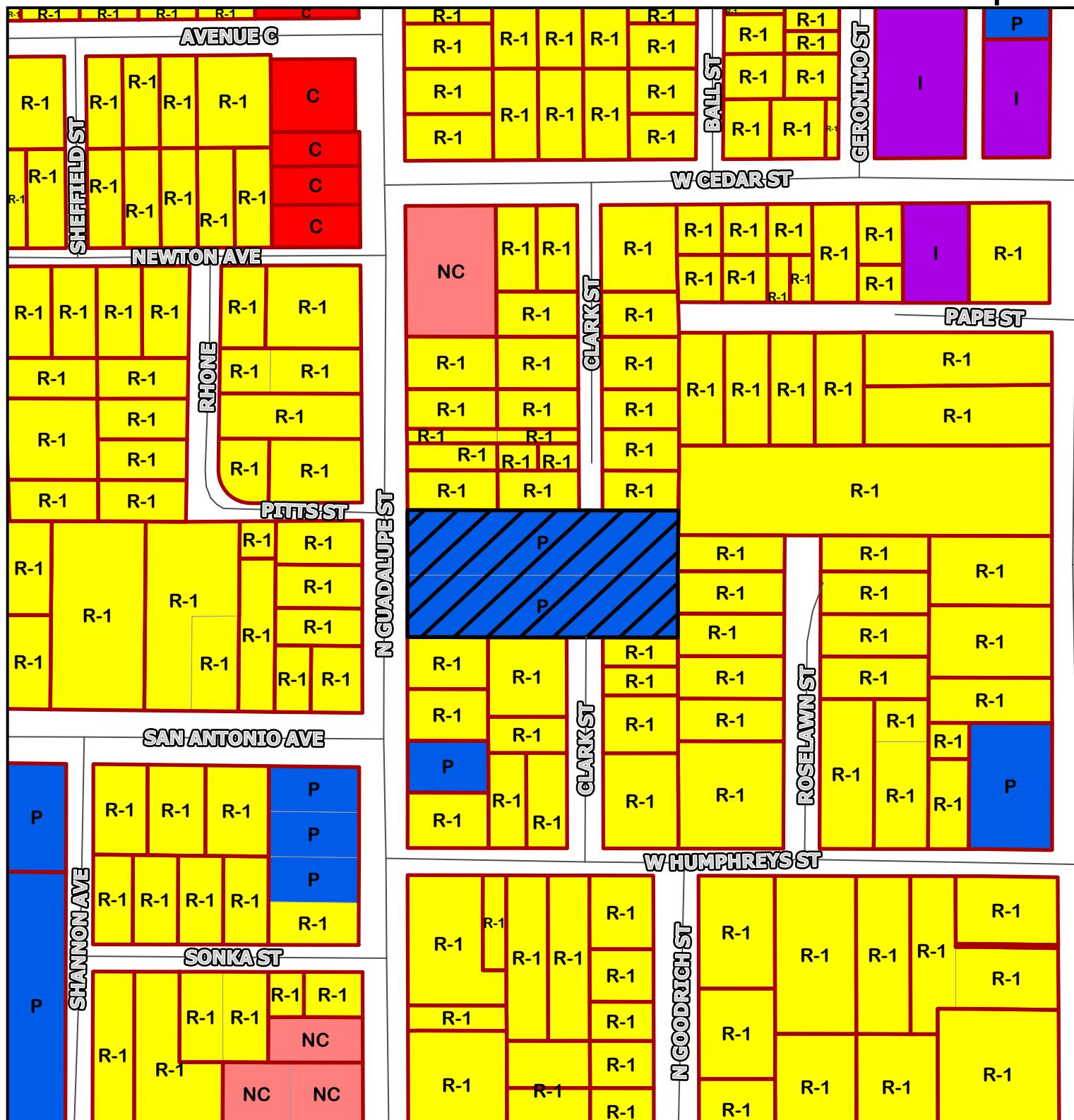
-  200' Buffer
-  Parcel
-  Site Location

1 inch = 150 feet

Printed: 11/17/2025

ZONING MAP

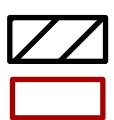
919 N. Guadalupe St.



Agricultural - Ranch	Light Industrial
Commercial	Manufactured Home Park
Duplex 1	Manufactured-Residential
Duplex 2	Neighborhood Commercial
Industrial	None
	MultiFamily 1
	MultiFamily 2
	MultiFamily 3

Single Family Residential 1	Zero Lot Lines
Single Family Residential 2	Corridor Overlay Districts
Public	Rural Residential
Planned Unit Development	ROW
	Suburban Residential

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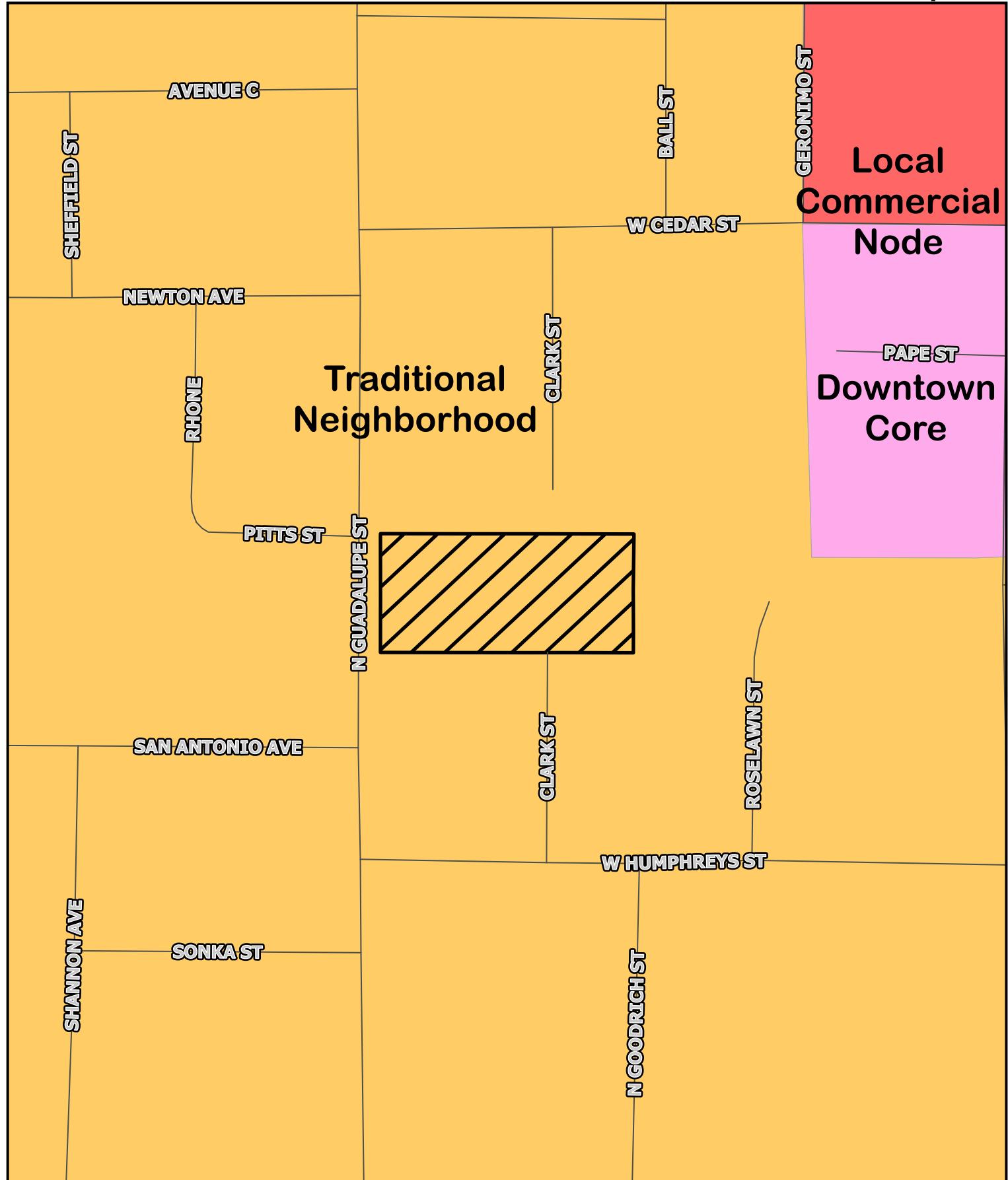
Site Location
Parcel

1 inch = 150 feet

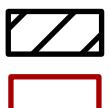
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FUTURE LAND USE MAP

919 N. Guadalupe St.



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Site Location



Parcel

1 inch = 150 feet

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