



PLANNING & CODES

Planning and Zoning Commission Report ZC 05-26

A request for a zoning change was considered during the April 13, 2026, Planning & Zoning Commission meeting for case ZC 05-26 from Commercial (C) to Single-Family Residential (R-1) for the property located at the 200 Block of East Weinert, Property ID: 23125.

Brenda Joyas, Planner, presented the staff report and informed the Commission that the requested zoning change is part of a larger commercial property on two (2) lots. The main larger lot contains a commercial venue house with 0.90 acres and the second is a vacant lot with 0.67 acres in which the rezoning would occur. Once the rezoning was approved, the property would be replatted and divided into two (2) smaller lots for single family residential construction with 10,000 square feet left over of the 0.67 acres.

Ms. Joyas pointed out the proposed zoning was compatible with the property to the east (single-family residential) making the property more conforming to the homes already established east down the street and went on to note that the two (2) new residential lots would have limited impact on traffic. The surrounding properties are zoned public to the south and commercial to the west and north. She concluded the presentation by noting that there was already a curb cut and only one more would need to be made.

The regular meeting recessed, and a public hearing was held. The applicant and representative for the owner, Gloria Kinz, presented the same course of action and answered questions by Commissioner Jones was 'if the new property lines would match the properties to the north?' to which she replied 'no, due to existing structures preventing alignment'. Another question by Commissioner Silvius was 'if the left over of the 0.67 acres divided lot would be added to the 0.90 acres of the main commercial lot?' to which she replied 'yes, the left over 10,000 sf. would be added to the remainder of the 0.90 acres commercial lot'.

The regular meeting was reconvened for action. After consideration of the staff report and all information given regarding the requested zoning change (ZC 05-26), Commissioner Silvius made a motion to recommend approval of the zoning change request to Single-Family Residential (R-1) for the subject property. Vice-Chair Davila seconded the motion. The Planning & Zoning Commission voted in favor of the recommendation. The following vote was recorded:

RECOMMENDATION TO APPROVE THE ZONING CHANGE TO SINGLE-FAMILY RESIDENTIAL (R-1)

MOTION PASSED

9-0-0

A handwritten signature in black ink, appearing to read "Francis Serna", written over a horizontal line.

Francis Serna, Planning Assistant

A handwritten signature in blue ink, appearing to read "Brenda Joyas", written over a horizontal line.

ATTEST: Brenda Joyas, CNU, Planner



PLANNING & CODES

**ZC 05-26 Staff Report
200 Block E Weinert
Zoning Change C to R-1**

Applicant:

Lance Huber/Gloria Kinz
P.O. Box 1301
Seguin, TX 78155

Property Owner:

Atrian & Barlow LLC
1207 N. Austin St.
Seguin, TX 78155

Property Address/Location:

200 Block of E. Weinert St.
Seguin, TX 78155

Legal Description:

LOT: 2 SE Corner 156X167
BLK: 291 ADDN: Farm

Property ID: 23125

Lot Size/Project Area:

Approx. 0.67 acres

Future Land Use Plan:

Local Commercial

Notifications:

Mailed: April 1, 2026
Newspaper: March 29,2026

Comments Received:

None at time of publication

Staff Review:

Brenda Joyas, CNU-A
Planner

Attachments:

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

REQUEST:

A zoning change request from Commercial (C) to Single-Family Residential (R-1).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	C	Unoccupied
N of Property	C	Commercial Use
S of Property	P	Public- Guadalupe County
E of Property	R-1	Single-Family Residential Home
W of Property	C	Event House

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant is requesting a zoning change request for the property located at 200 block of E. Weinert St. The site is currently zoned Commercial (C) and contains no structures. The applicant is seeking to rezone the property for the purpose of replating the property into two (2) lots to build two (2) single-family residential dwellings. The requested zoning change to Single-Family Residential (R-1) would be consistent with the proposed use and properties to the east which are primarily composed of single-family residential dwellings.

Consistency with the future land use plan – The proposed residential use is combines with the City’s FLUP since Local Commercial areas should be mixed horizontally and vertically at intersections and approaching thoroughfares. The subject property is 300 feet from the closest intersection and currently a part of the commercial property at the corner. Once the property is rezoned and replated it will take on the use of the properties to the east, Single-Family Residential.

Compatible with existing and permitted uses of surrounding property – Yes, proposed use would be residential. The lots to the east of the subject property have existing residential structures.

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

Proposed zoning follows a logical and orderly pattern – Yes, residential zoning allows for continued residential use.

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

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The lot contains a frontage of 156 feet and lot depth of 187 feet but the rezoned area will be 100 feet of frontage with the 187 feet of depth. There are no existing structures on the rezoned portion of the lot.

The parcel was combined with the owner's other lot (commercial) that holds an event center but this portion of the property has been vacant. With the rezoning, owners will be able to build 2 residential homes.

CODE REQUIREMENTS:

Single-Family Residential homes are not allowed in commercial zoning so proposed use requires rezoning.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The applicant's proposed use of single-family residential would be compatible with the surrounding land use and zoning along E. Weinert St. Existing residential use can be seen east of the property. This property is bordered by Commercial (C) zoning and use to the north and west and Single-Family Residential (R-1) zoning and use to the east and Public to the south.

COMPREHENSIVE PLAN (FUTURE LAND USE PLAN):

The property is located within the Local Commercial district of the City's FLUP. Developments within Local Commercial areas should be mixed horizontally and vertically at intersections. To the east properties are in the Traditional Residential with single family residential housing that would match the proposed use. Right now the lot is part of the commercial property, once rezoned and replatted the lot will be stand alone and match the eastern boundary single-family homes.

HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.)

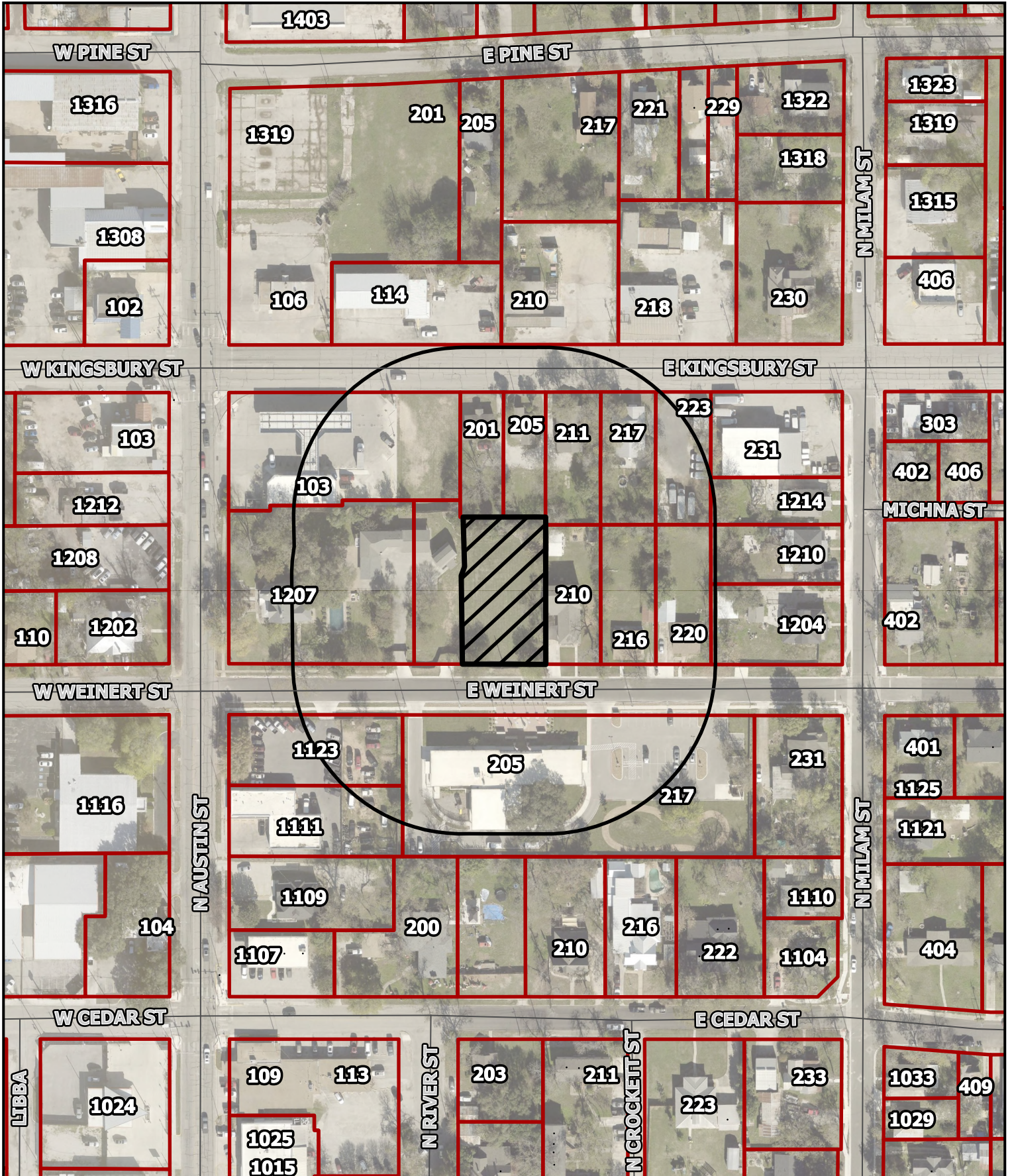
No health, safety or environmental issues have been identified for these properties.

TRAFFIC (STREET FRONTAGE & ACCESS):

This property has an existing driveway along E. Weinert St.

LOCATION MAP

200 Blk of E. Weinert 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

1 inch = 150 feet

Printed: 3/20/2026

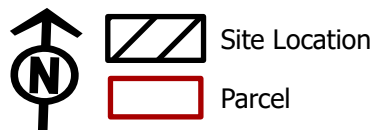
ZONING MAP

200 Blk of E. Weinert 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 | |
| Duplex 2 | MultiFamily 2 | Public | ROW | |
| Industrial | MultiFamily 3 | Planned Unit Development | Suburban Residential | |

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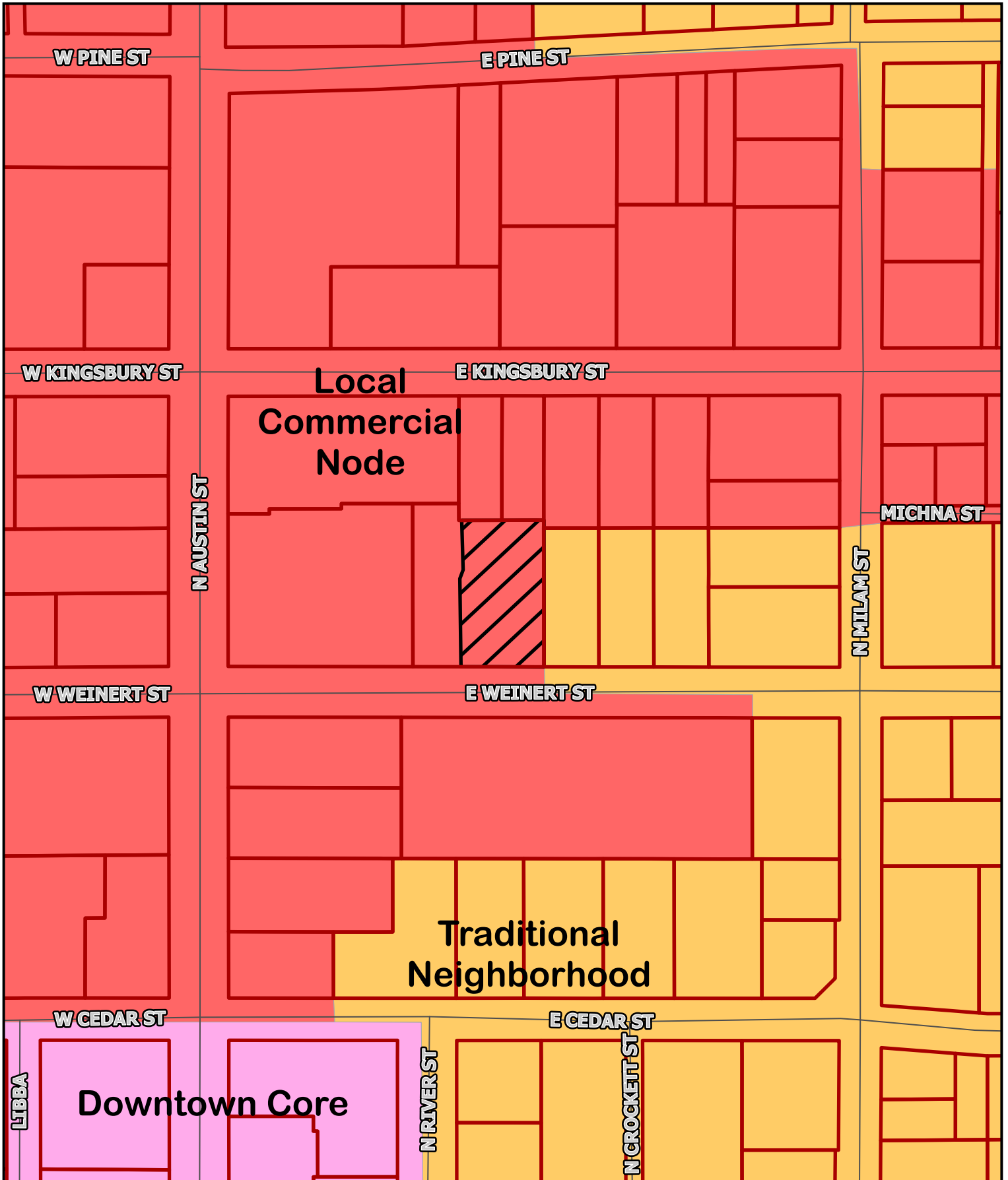


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FUTURE LAND USE MAP

200 Blk of E. Weinert St.



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Site Location

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