



**PLANNING & CODES**

**SUP 03-26**  
**601 E. Gonzales St.**  
**Specific Use Permit**

**Applicant:**

Brian Powers  
Build Smart Const. Serv  
219 Elmwood Dr  
New Braunfels, TX 78130

**Property Owner:**

Hays Foot & Ankle Surgical  
Associates PLLC; Jeff Henke  
135 Burton Creek Rd. Ste.300  
Kyle, TX 78640

**Property Address/Location:**

601 E. Gonzales St.

**Legal Description:**

Lot A1 NW 75.5 x 88.5  
of Blk 457 Addn: Acre  
Property ID: 13737

**Lot Size/Project Area:**

0.11 AC.

**Future Land Use Plan:**

Traditional Residential

**Notifications:**

Mailed: April 30, 2026  
Published: April 26, 2026

**Comments Received:**

None at the time of  
publication

**Staff Review:**

Brenda Joyas, CNU-A  
Planner

**Attachments:**

- Location Map
- Zoning Map
- FLUP Map

**REQUEST:**

A Specific Use Permit request to allow a stand-alone parking lot in a Commercial zoned district.

**ZONING AND LAND USE:**

|                         | Zoning | Land Use                             |
|-------------------------|--------|--------------------------------------|
| <b>Subject Property</b> | C      | Commercial empty lot                 |
| <b>N of Property</b>    | R-1    | Single Family Residential            |
| <b>S of Property</b>    | C      | House structure to be used as office |
| <b>E of Property</b>    | C      | Single Family Residential            |
| <b>W of Property</b>    | C      | Commercial Offices                   |

**SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:**

The applicant is requesting a Specific Use Permit (SUP) to allow an extension of a parking lot from the lot south of the subject property. The property is zoned Commercial (C). The proposed parking lot use is allowed at this location with the approval of a Specific Use Permit 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 a parking lot that will be placed at the lot south of the subject property along with an office that will inhabit the existing house on the lot.

| <b>Planning Department Recommendation:</b> |   |
|--|---|
|  | Approve as submitted                          |
| <b>X</b>                                   | Approve with conditions or revisions as noted |
|  | Alternative                                   |
|  | Denial  |

**Conditions:**

1. Screening of parking facing home on Gonzales street with 6 foot fence.
2. Transferable SUP to keep required parking for business on Court St, on south lot.
3. Stand alone parking lot to stay with parking lot for business on south lot.

**PLANNING DEPARTMENT ANALYSIS**

**SITE DESCRIPTION:**

The site consists of an empty lot that will contain part of a parking lot that will start in the lot south of the subject property along with an office. No additional buildings at this location are being proposed for the use.

**CODE REQUIREMENTS:** The applicant is requesting to utilize part of the subject property to complete the parking lot being built on the lot south to the subject property and is fulfilling the requirement of a Specific Use Permit to allow it.

**COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:** The site is located within block 457 that is completely commercially zoned. Some lots have offices and businesses and others have single family residential homes on them. The property to the east is currently a single family home. The property to the west is another block that is commercially zoned with an office. The property to the south is commercially zoned with a single family residential home that is being converted to an office. The property to the north is an R-1 single-family residential home.

**COMPREHENSIVE PLAN:** The Comprehensive Plan proposed to have development located on arterial roadways connecting Seguin to surrounding towns and metropolitan areas. The property is in the Commercial zoning one lot away from E Court St that the city's FLUP has under Traditional Residential.

The Traditional Residential classification encompasses the residential development surrounding Seguin's Downtown area with an eclectic character and neighborhood design that has evolved over the years. This area connects the more traditional grid pattern of the Downtown area to a more curvilinear, suburban-style development with various homes and lot sizes based on the era of construction. New residential development within this area should be evaluated site-by-site to prevent incompatible scaling and density.

Neighborhood-scaled commercial services should be located along the major thoroughfares to support a walkable, mixed-use environment. High-density residential uses can be appropriate at the scale of neighboring developments, and vacant tracts should utilize compatible design criteria with nearby buildings.

**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 lot will contain only 6 new parking spots that connect to the parking lot being built on the lot south to subject property.

**STREET FRONTAGE & ACCESS:** The property fronts E. Gonzales St. and corners N. San Marcos St. and access will be taken from the lot south of the subject property into N. San Marcos St.

E Gonzales St

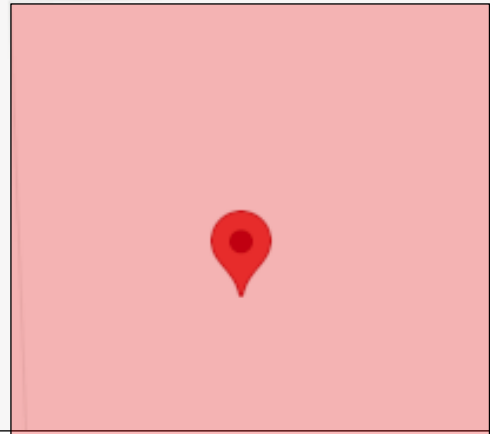
E Gon

N San Marcos St

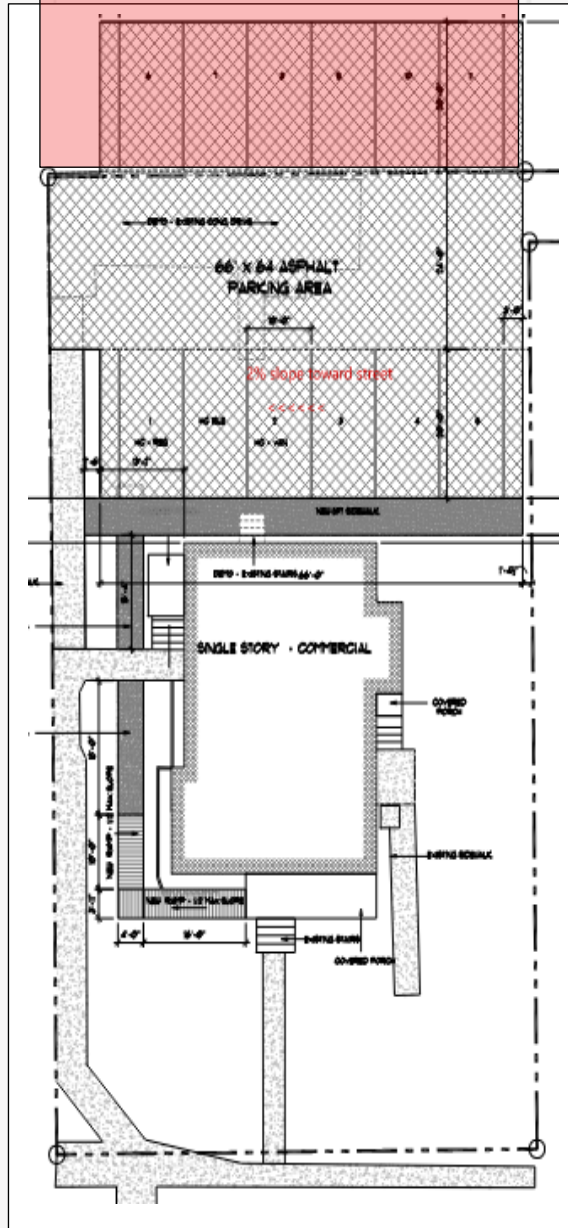
N San Marcos St

N San Marcos St

N San Marcos St



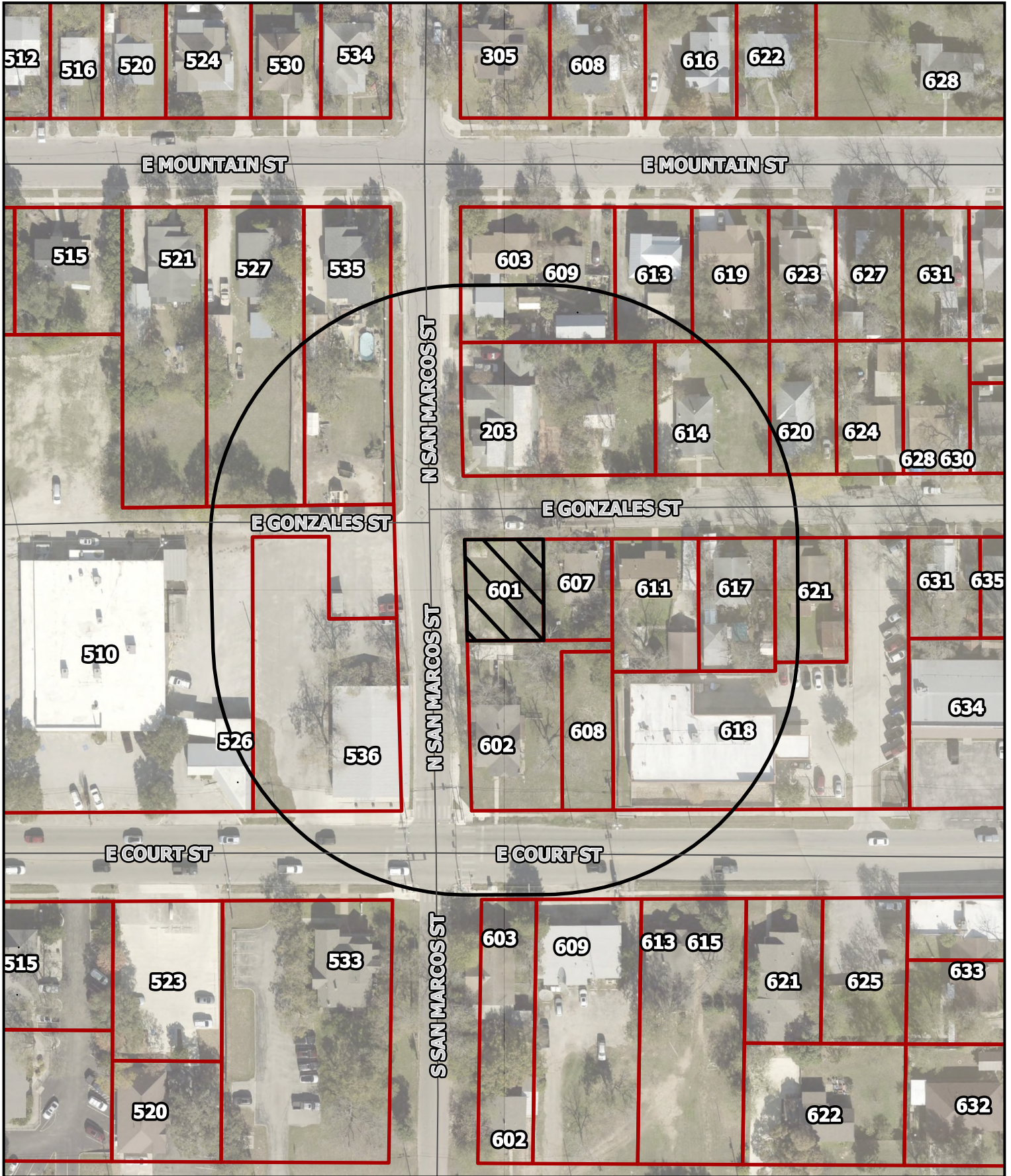
607



Google Maps

# LOCATION MAP

# SUP 03-26 601 E Gonzales St.



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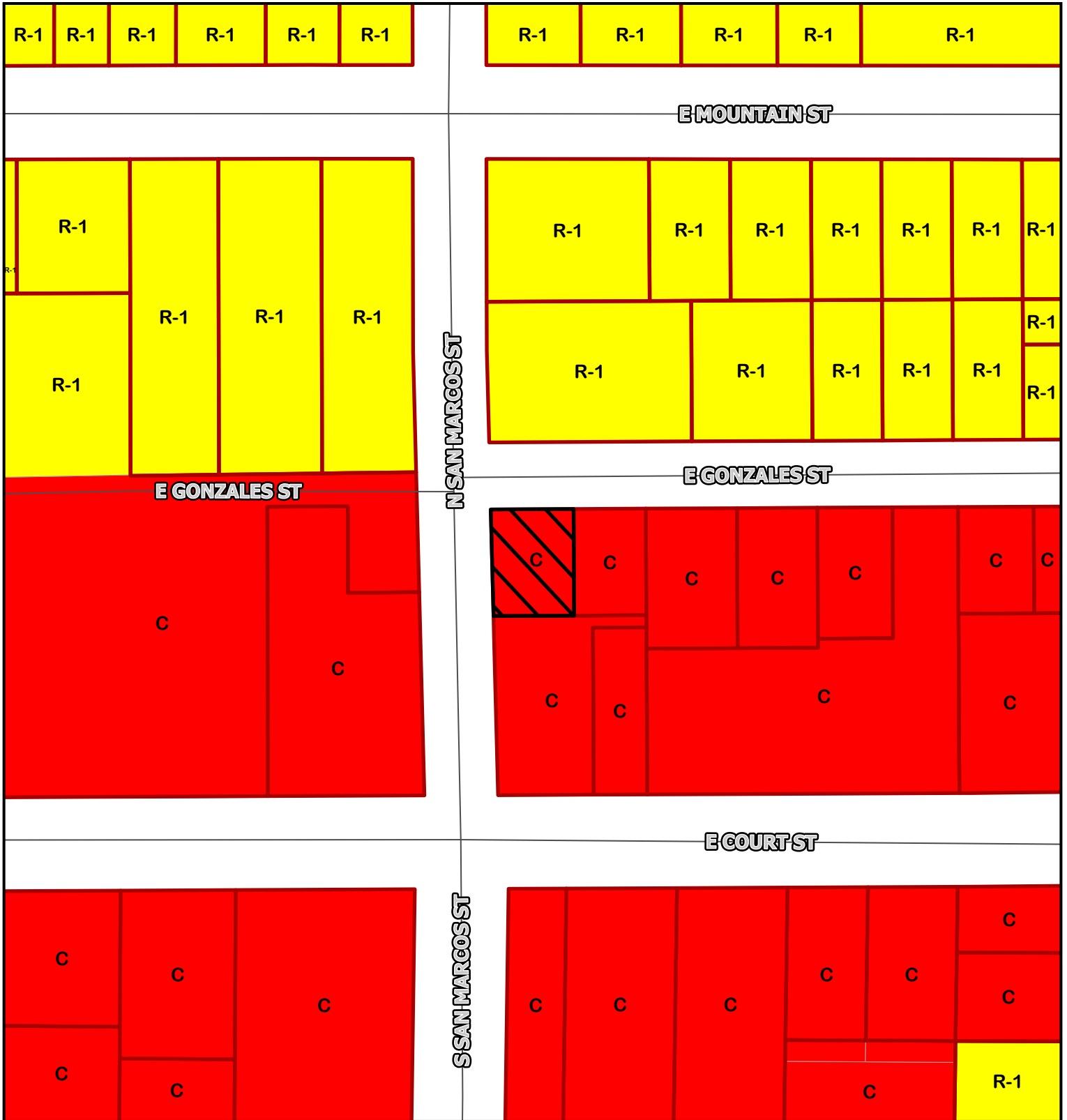
-  North
-  Site Location
-  200' Buffer
-  Parcel

1 inch = 100 feet

Printed: 4/24/2026

# ZONING MAP

SUP 03-26 601 E Gonzales 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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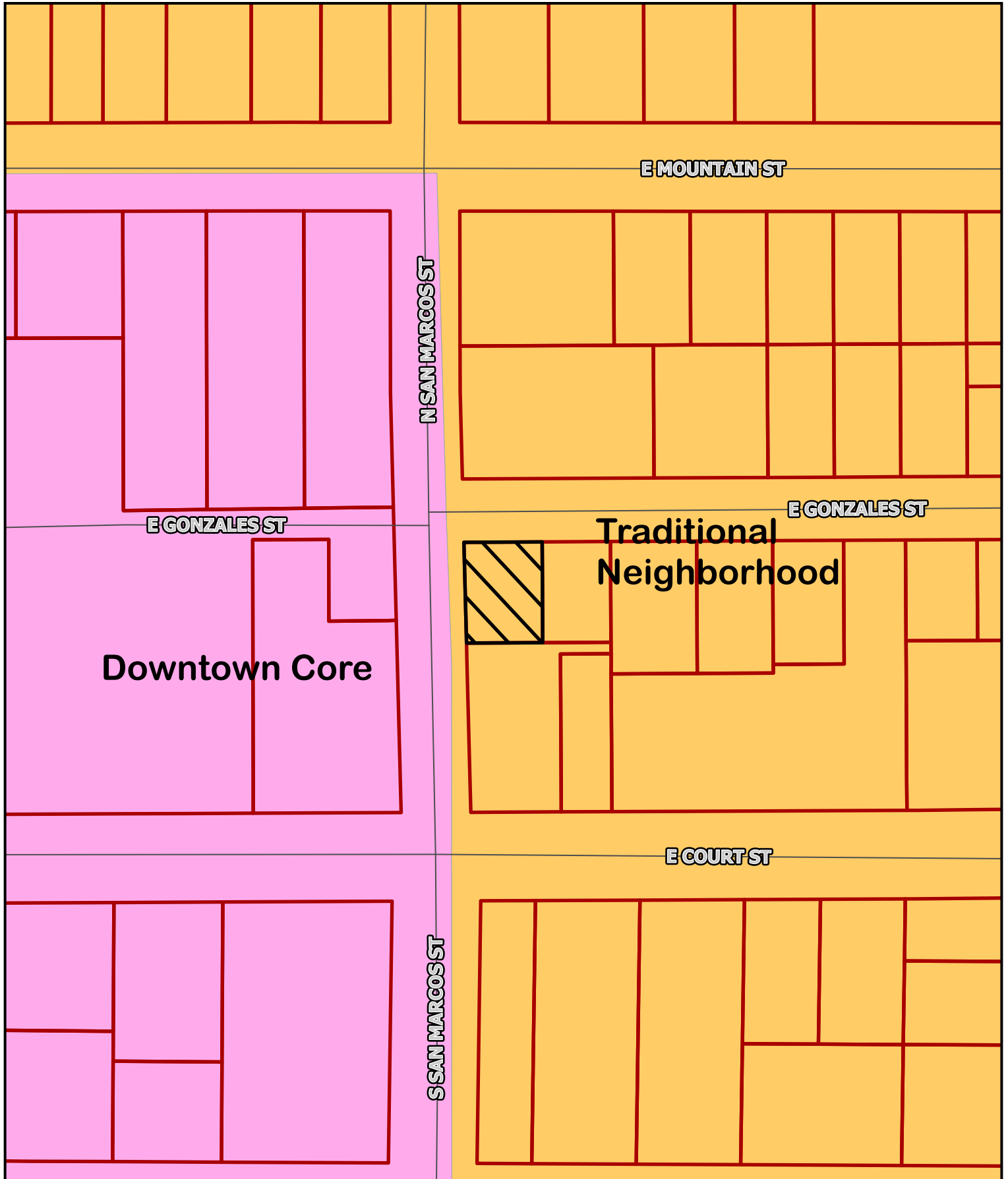
Site Location



Parcel

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**Site Location**



**Parcel**

1 inch = 100 feet

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