



PLANNING & CODES

ZC 09-25 Staff Report
W. Court St.- PID 52986
DP-2 to C

Applicant:

Ink Civil, James Ingalls P.E.
2021 SH 46 W. Ste. 105
New Braunfels, TX 78132

Property Owner:

OOM Properties, LLC
Dusty Owens
1950 Bretzke Ln
New Braunfels, TX 78132

Property Address/Location:

W. Court St.- PID 52986

Legal Description:

ABS: 11 SUR: J D CLEMENTS
11.804
Property ID: 52986

Lot Size/Project Area:

11.80 Ac.

Future Land Use Plan:

Commercial Corridor &
Suburban Residential

Notifications:

Mailed: March 26, 2025
Newspaper: March 23, 2025

Comments Received:

None at time of publication

Staff Review:

Melissa Zwicke
Planner

Attachments:

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

REQUEST:

A Zoning Change request from Duplex High Density (DP-2) to Commercial (C).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	DP-2	Ag use
N of Property	NC, C, AR	Single family residence, Ag use
S of Property	Unincorporated County properties	Single family residences
E of Property	R-1	Ag use
W of Property	Unincorporated County properties	Single family residence, Ag use

SUMMARY OF STAFF ANALYSIS:

The applicant is requesting a zoning change from Duplex High Density (DP-2) to Commercial (C) to allow for the establishment of a commercial office park.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – Commercial zoning is appropriate in the Commercial Corridor. However, the majority of this property is in the Suburban Residential District of the FLUP. Suburban Residential supports Neighborhood Commercial if compatible in scale with adjacent homes but does not support large scale Regional Commercial uses.

Compatible with existing and permitted uses of surrounding property –This section of W. Court St. is mainly residential in use. The property is adjacent to unincorporated county properties that are currently single family in nature, and some are being used agriculturally. The property is diagonal from A.J. Briesemeister Middle School, right outside of the school zone. The vast majority of commercially zoned and used properties are on the corner of W. Court St. and Hwy 46 S. and further down HWY 46 S.

Adverse impact on surrounding properties or natural environment – A Large-scale commercial business(s) would increase traffic in an area that is mostly residential in use. Also, whether it be one business or multiple, they tend to generate loose trash. This could negatively affect the properties on both sides of this parcel, being that they are used agriculturally for hay production.

Proposed zoning follows a logical and orderly pattern- The proposed zoning follows the zoning pattern along the front portion of the property and is partially in the Commercial Corridor of the FLUP. However, the majority of Neighborhood Commercial and Commercial properties have a residential use.

Other factors that impact public health, safety, or welfare – A large scale commercial business(s) could potentially create an increase in traffic in this mainly residential area. Also, being near a school, this would have a negative impact on the safety and welfare of the school children, many of whom walk to and from school.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

This parcel is 11.804 acres. It is unplatted. It does meet the lot standards for Commercial zoning. It has approximately 132' feet of usable frontage and is 1,904' in depth. It was zoned at annexation as Commercial and in 2015 was granted a zoned change to Duplex High Density.

CODE REQUIREMENTS:

Duplex High-Density zoning does not permit retail use. A zoning change to Commercial (C) would allow for retail services and office space at this location.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The proposed zoning is compatible with less than half of the property. The FLUP only supports Commercial zoning and uses along the front of the property. The remainder of the property is compatible with residential zoning and uses. The FLUP is highly supportive of residential zoning, specifically, Single Family Residential. Properties in this general area with Commercial and Neighborhood Commercial zoning are either residential in use or not in use at all. This section of W. Court St. is mainly residential in use. Most commercially zoned and used properties are on the corner of W. Court St. and Hwy 46 S. and further down HWY 46 S.

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

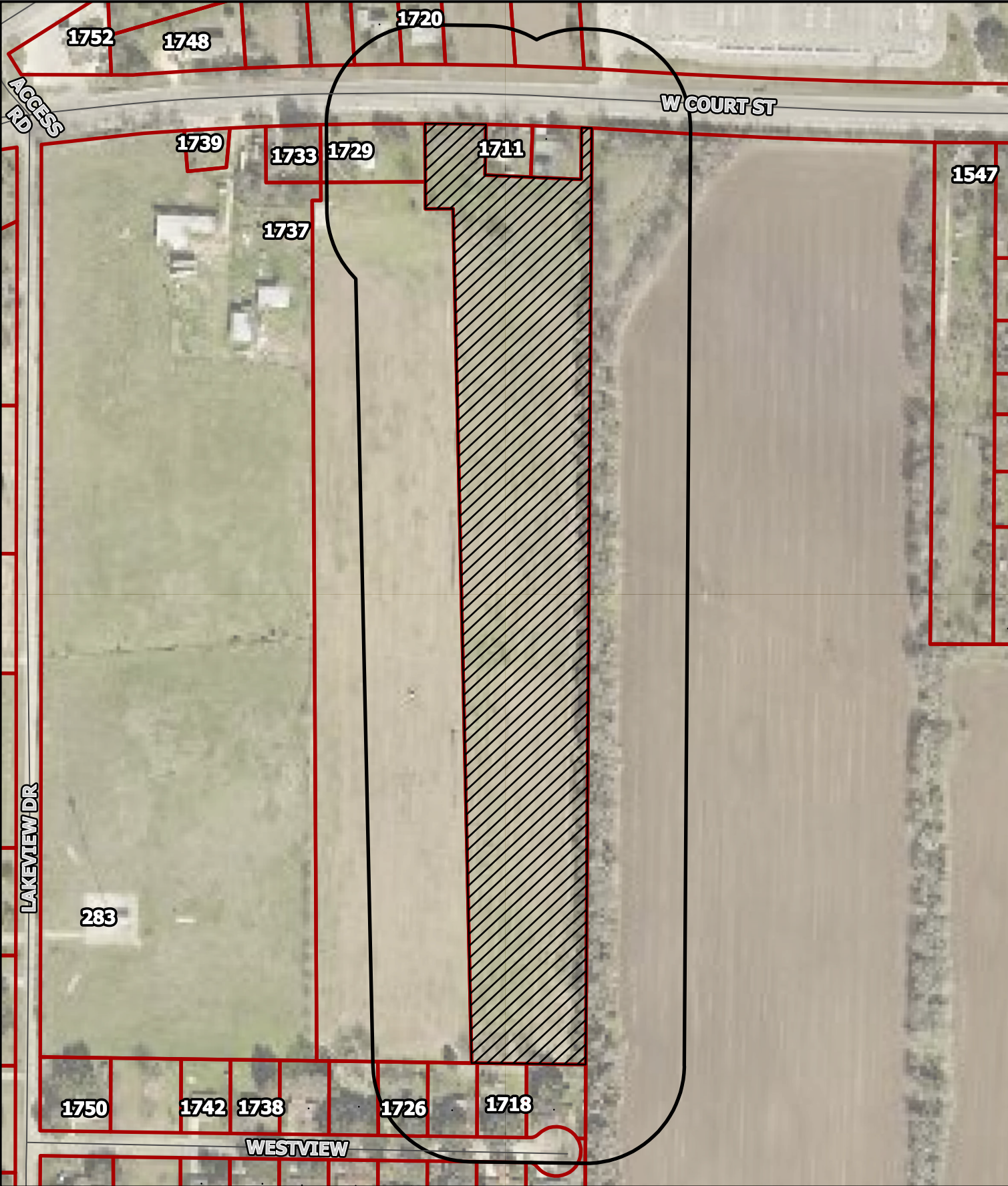
Commercial business(s) could potentially create an increase in traffic in this mainly residential area. Also, being near a school, this would have a negative impact on the safety and welfare of the school children, many of whom walk to and from school.

COMPREHENSIVE PLAN (The Future Land Use Plan):

Commercial zoning is appropriate in the Commercial Corridor. However, a substantial portion of this property is in the Suburban Residential District of the FLUP. Suburban Residential does support Neighborhood Commercial if compatible in scale with adjacent homes but does not support large scale Regional Commercial uses.

TRAFFIC (STREET FRONTAGE & ACCESS):

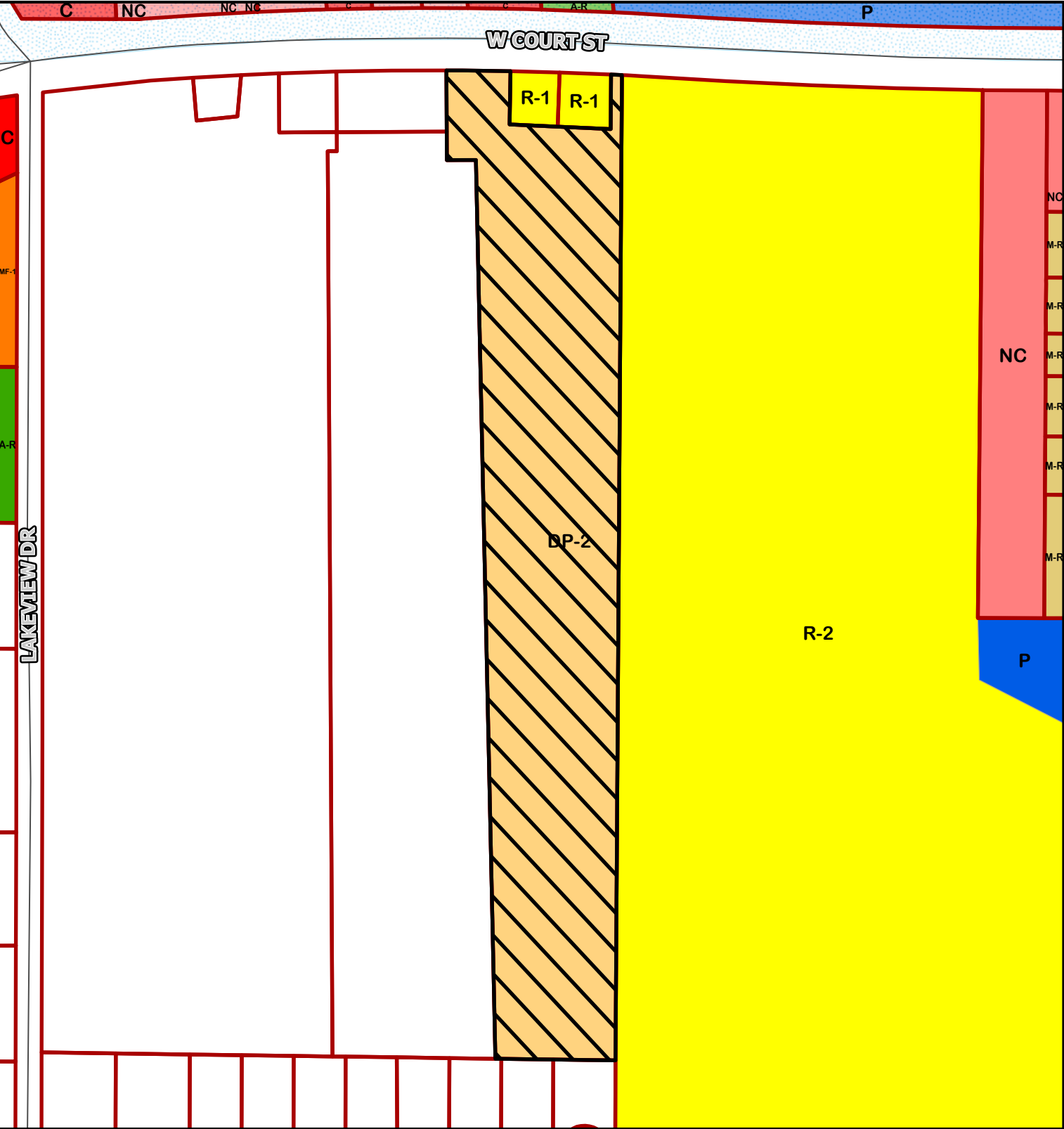
This property has frontages along W. Court St, which is a major arterial with a ROW of 120'.



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.

 Site Location

1 inch = 260 feet
Printed: 3/14/2025



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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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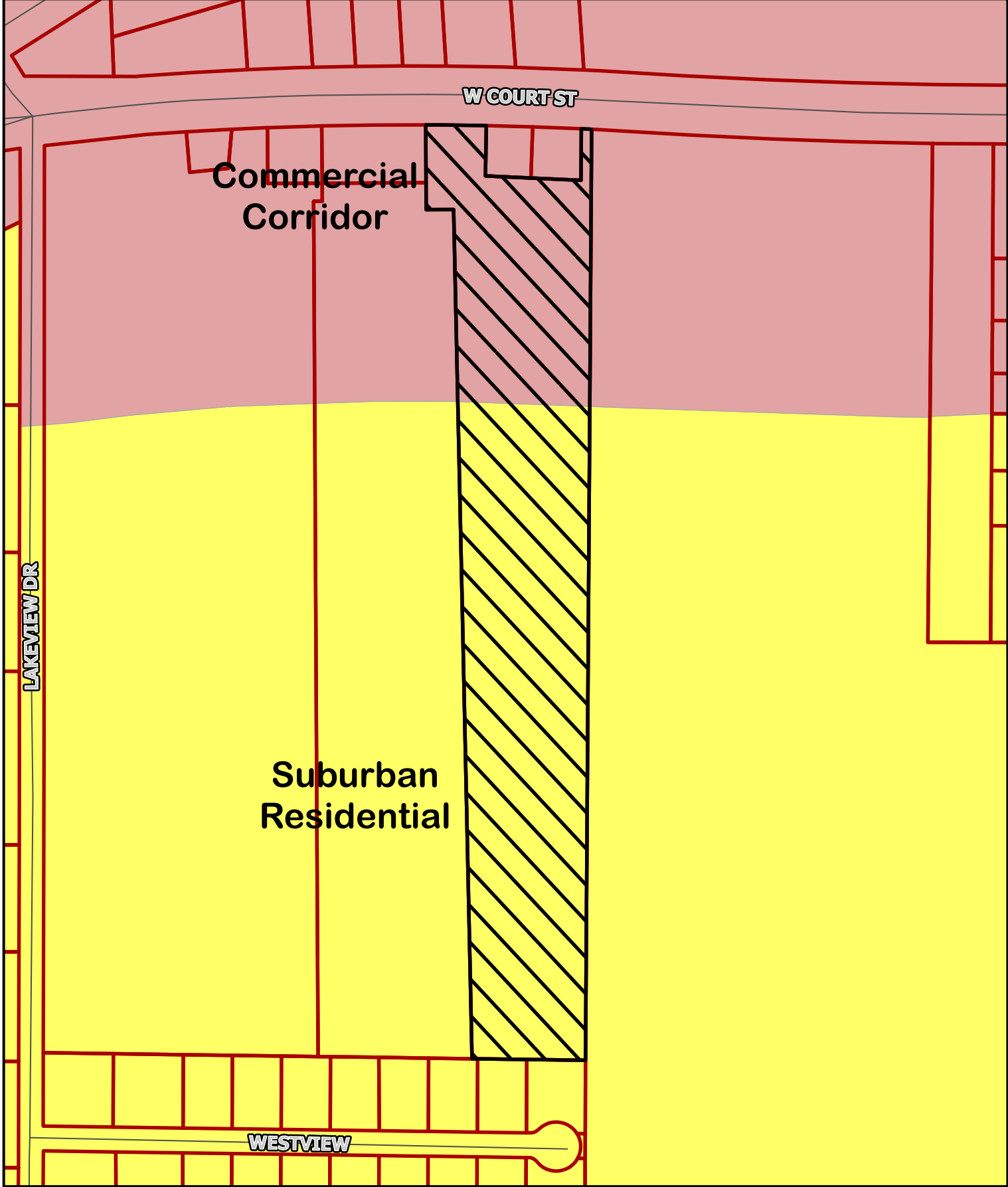
Site Location



Parcel

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