



PLANNING & CODES

SUP 01-26
817 W. Court St.
Specific Use Permit

Applicant:

Carlos Carbajal
779 W. Court St.
Seguin, TX 78155

Property Owner:

Carlos David Carbajal
779 W. Court St.
Seguin, TX 78155

Property Address/Location:

817 W. Court St.

Legal Description:

Templin Lot #6-A
1.094 AC.
Property ID: 167193

Lot Size/Project Area:

1.094 AC.

Future Land Use Plan:

Traditional Residential

Notifications:

Mailed: February 26, 2026
Published: February 22, 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 use an existing single family residential dwelling in Commercial (C) zoning.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	C	Residential
N of Property	C	Commercial /Car Lot
S of Property	R-1	Single Family Residential
E of Property	C	Commercial Office /Abandoned
W of Property	C	Commercial / Residential

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant is requesting a Specific Use Permit (SUP) to allow for residential use in Commercial (C) zoning. The existing residential home dates back as far as 1950 and has always been utilized in a residential manner. The property has been without utilities since April 4th 2022, resulting in a loss of the structure’s legal nonconforming use as a residence. The applicant is requesting a Specific Use Permit to allow for the continuation of the site’s past residential use.

Staff is recommending approval of the Specific Use Permit with the following conditions:

- Residential standards seen in the City’s Unified Development Code (UDC) will apply to the property.
- Site can be used for residential use only.
- If property is sold, SUP will transfer to new owner if use remains residential.
- This SUP will be voided if the site is vacant or without utilities for 6 months.

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

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION:

The site is one (1) legal lot totaling 1.094 ac and contains two (2) residential homes (831 & 817 W. Court St). The existing residential homes on the property date back to the 1950's and have been utilized for residential use. The structure at 831 W. Court St. is an active residential home on this lot. Utility service to 817 W. Court St. was disconnected April 4, 2022 and has been off since.

CODE REQUIREMENTS:

Section 3.4.3 Land Use Matrix of the city of Seguin's Unified Development Code (UDC), allows for an existing single-family dwelling within Commercial (C) zoning to be utilized for residential use with the approval of a Specific Use Permit (SUP). The existing structure at 817 W. Court St. has been vacant and without utilities for more than 6 months and it has lost its legal nonconformity status. A Specific Use Permit (SUP) will be required to allow for the existing residential home to be utilized as a residence again.

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 prior to the city adopting zoning in 1989. The property to the east is zoned commercial containing an unoccupied building, to the west, Commercial (C) zoning is utilized for residential use. To the south is residential zoning and use, and a car lot zoned Commercial (C) to the north.

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 but the city's FLUP has the property 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.

STREET FRONTAGE & ACCESS:

The property contains an existing curb cut and driveway accessed from West Court St.

ZONING MAP

SUP 06-25 4520 IH 10 W



- | | | | | |
|----------------------|--------------------------|--------------------------|-----------------------------|------------------------------|
| 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 | |

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.



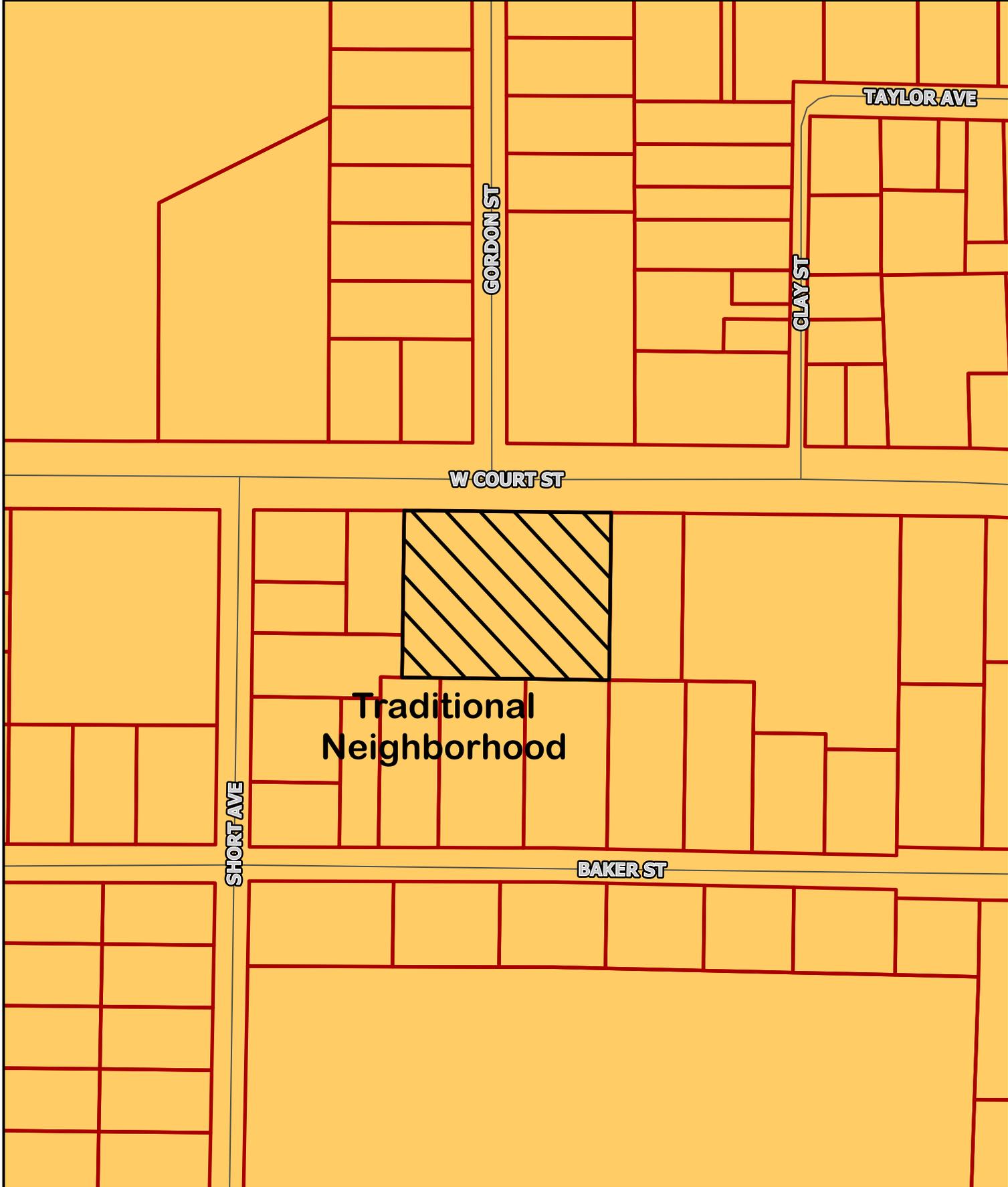
Site Location



Parcel

1 inch = 150 feet

Printed: 2/17/2026



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**
 **Parcel**

1 inch = 150 feet
 Printed: 2/17/2026