



PLANNING & CODES

Planning and Zoning Commission Report

ZC 04-25

A request for Zoning Change 04-25 from Commercial (C) and Single Family Residential (R-1) to Neighborhood Commercial (NC) for a property located at 905 W Court St, Property ID 46106 was considered during a public hearing at the Planning & Zoning Commission meeting on March 11, 2025.

Kyle Warren, planner, presented the staff report. He stated that the owner wanted to go forward with a zone change to bring the existing use of a single-family residence into conformity, while still having the ability to convert the property to commercial use in the future. The zone change would also unify a lot that is currently split zoned Commercial and Single-Family Residential.

The property is a 1.42-acre lot surrounded by single family residential and commercial zoning types. The property is in the Traditional Neighborhood of the FLUP which supports Neighborhood Commercial zoning. The access to the property is at the intersection of Court Street and Short Avenue. No health, safety or general welfare issues were identified.

Mr. Warren stated that the request is consistent with the FLUP and follows a logical and orderly pattern with surrounding properties being zoned Commercial and Single Family residential as well.

No public comment letters received in favor or against.

Commissioner Felty asked if the applicant could do an apartment on the second floor of the existing house, if it were to change to commercial use. Mr. Warren stated they could but would need to meet the building and fire code if done.

Commissioner Silvius asked for clarification on what the applicant would need to do if they were to build an accessory dwelling in Neighborhood Commercial zoning. Mr. Warren responded that a Specific Use Permit would be required if the applicant were to do an accessory dwelling, which would also need the Planning and Zoning Commission's approval.

The regular meeting recessed, and a public hearing was held. The applicant, Yvonne Sifuentes approached the commission and stated that she wanted the zone change to allow for a martial arts training studio. She said she would also like to live on the property as well, and knew she would need to come back to the Planning and Zoning Commission for a SUP for an accessory dwelling. No one else from the public came forward to speak on this case.

The regular meeting was reconvened for action and a vote was made.


After consideration of the staff report and all information given regarding Zoning Change (ZC 04-25),

Commissioner Eddie Davila moved that the Planning and Zoning Commission recommended approval of the zoning change from Commercial (C) and Single Family Residential (R-1) to Neighborhood Commercial (NC) for property located at 905 W Court Street. Commissioner Bobby Jones, III seconded the motion. The following vote was recorded:

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

MOTION PASSED

8-0



Francis Serna,
Planning Assistant



ATTEST: Kyle Warren,
Planner



PLANNING & CODES

ZC 04-25 Staff Report
905 W. Court St
C/R-1 to NC

Applicant:

Yvonne Sifuentes
905 W. Court Street
Seguin, TX 78155

Property Owner:

Yvonne Sifuentes
905 W. Court Street
Seguin, TX 78155

Property Address/Location:

905 W. Court Street
Seguin, TX 78155

Legal Description:

LOT: NE 254.5 X 250 BLK:
1044 ADDN: WEST
Property ID: 46106

Lot Size/Project Area:

1.42 Ac.

Future Land Use Plan:

Traditional Residential

Notifications:

Mailed: Feb 27, 2025
Newspaper: Feb 23, 2025

Comments Received:

None at time of publication

Staff Review:

Kyle Warren
Planner

Attachments:

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

REQUEST:

A Zoning Change request from Commercial (C) and Single-Family Residential (R-1) to Neighborhood Commercial (NC).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	C/R-1	Single family residence
N of Property	C	Single family residence/ car dealership
S of Property	R-1	Single family residences
E of Property	C	Auto glass/muffler repair shop
W of Property	C	Tire shop

SUMMARY OF STAFF ANALYSIS:

The applicant is requesting a zoning change from Commercial (C) and Single-Family Residential (R-1) to Neighborhood Commercial (NC) to allow for future retail use in the form of a martial arts studio at this location. The zoning change will also legitimize the current use of a single-family residence located on the commercially zoned portion of the property.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – Yes, Neighborhood Commercial zoning is appropriate if it contributes to district walkability and vehicle circulation.

Compatible with existing and permitted uses of surrounding property – Yes, proposed use would be commercial, AND the Court Street corridor is largely commercial.

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

Proposed zoning follows a logical and orderly pattern – Yes, neighborhood Commercial zoning allows for continued residential use, while allowing for the property to convert to low impact commercial use in the future.

Other factors that impact public health, safety, or welfare – Additional parking would be required if the property goes from a residential use to a commercial use.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The existing home was constructed in 1876 and contains a storage building (400sqft), detached garage (400sqft), a main floor area (2,228sqft), and a second-floor area (864sqft). The applicant purchased the property in April of 2021, and is now wanting to convert the house into a martial arts studio (retail commercial use).

This home is located on the corner of West Court Street and Short Avenue in an established neighborhood between the Downtown Historic District and Texas Lutheran University areas. The current zoning of the property (Commercial) does allow for the karate studio; however, a zone change to Neighborhood Commercial would permit the current use of a single-family residence (currently non-conforming) with the option to apply for a Specific use Permit later to add an accessory dwelling unit.

CODE REQUIREMENTS:

A zoning change to Neighborhood Commercial (NC) would allow for either commercial retail and office space or a single-family residence at this location. Further, Neighborhood Commercial would also allow for an accessory dwelling unit, with the approval of a Specific Use Permit, that Commercial Zoning does not permit.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

Neighborhood Commercial (NC) allowing both single-family residential or low-impact commercial would be a compatible fit with the surrounding uses and zoning. To the north of this property, across Court Street are commercially zoned properties being utilized as a car dealership (Chuck Nash) and a single-family residence; to the east and west are commercially zoned auto servicing shops, Brothers Tire and Road Service, and Minute Man Muffler and Auto Glass; To the south are three R-1 Single-Family lots with Single family residences on them.

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

Parking would have to be addressed for any proposed commercial use.

COMPREHENSIVE PLAN (The Future Land Use Plan):

This property is located within the Traditional Residential classification of the City's Future Land Use Plan which encourages lower density residential uses and low impact commercial use. Concerning commercial uses, the Future Land Use Plan states: Neighborhood-scaled commercial services should be located along the major thoroughfares to support a walkable, mixed-use environment.

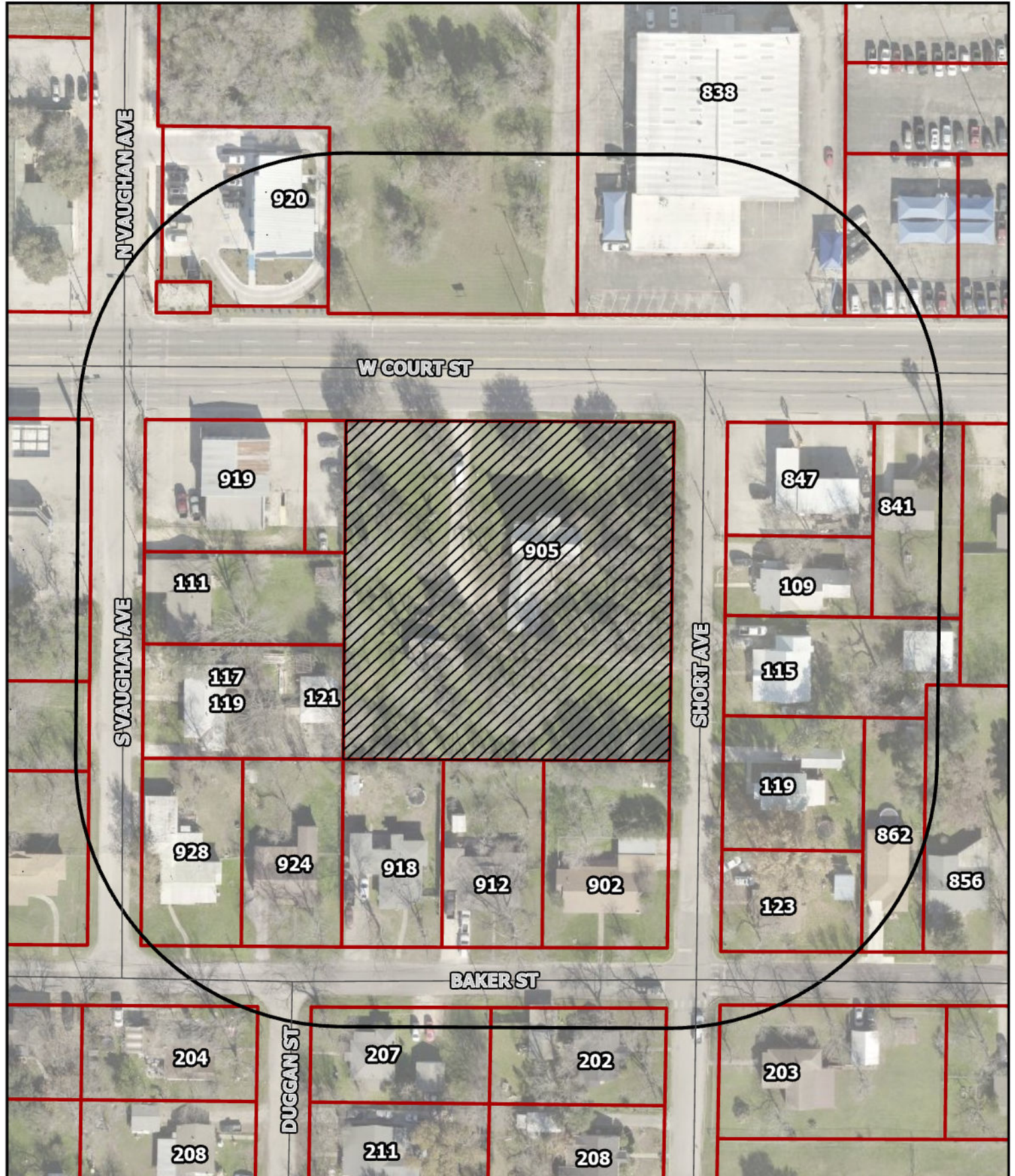
In this case, 905 W. Court Street does meet this in the sense that the environment it is in is mixed-use (commercial and residential) and it is located along a major throughfare in Court Street.

TRAFFIC (STREET FRONTAGE & ACCESS):

This property has frontages along both W. Court Street and Short Avenue. Any proposed driveway access along W. Court Street would require permitting and approval through TxDOT.

LOCATION MAP

ZC 04-25 905 W COURT STREET



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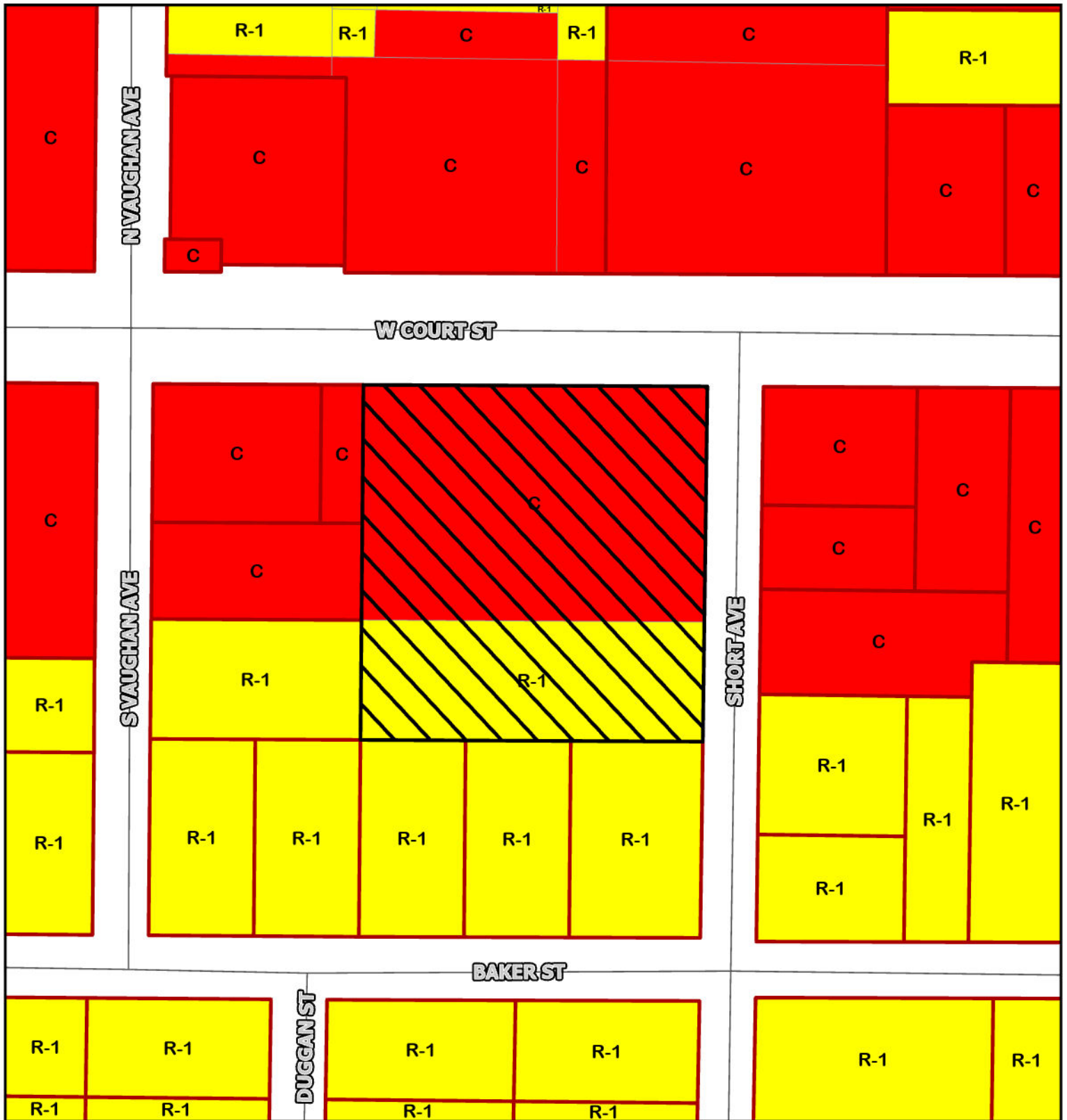
 Site Location

1 inch = 95 feet

Printed: 2/20/2025

ZONING MAP

ZC 04-25 905 W COURT STREET



- | | | | | |
|----------------------|--------------------------|--------------------------|-----------------------------|------------------------------|
| 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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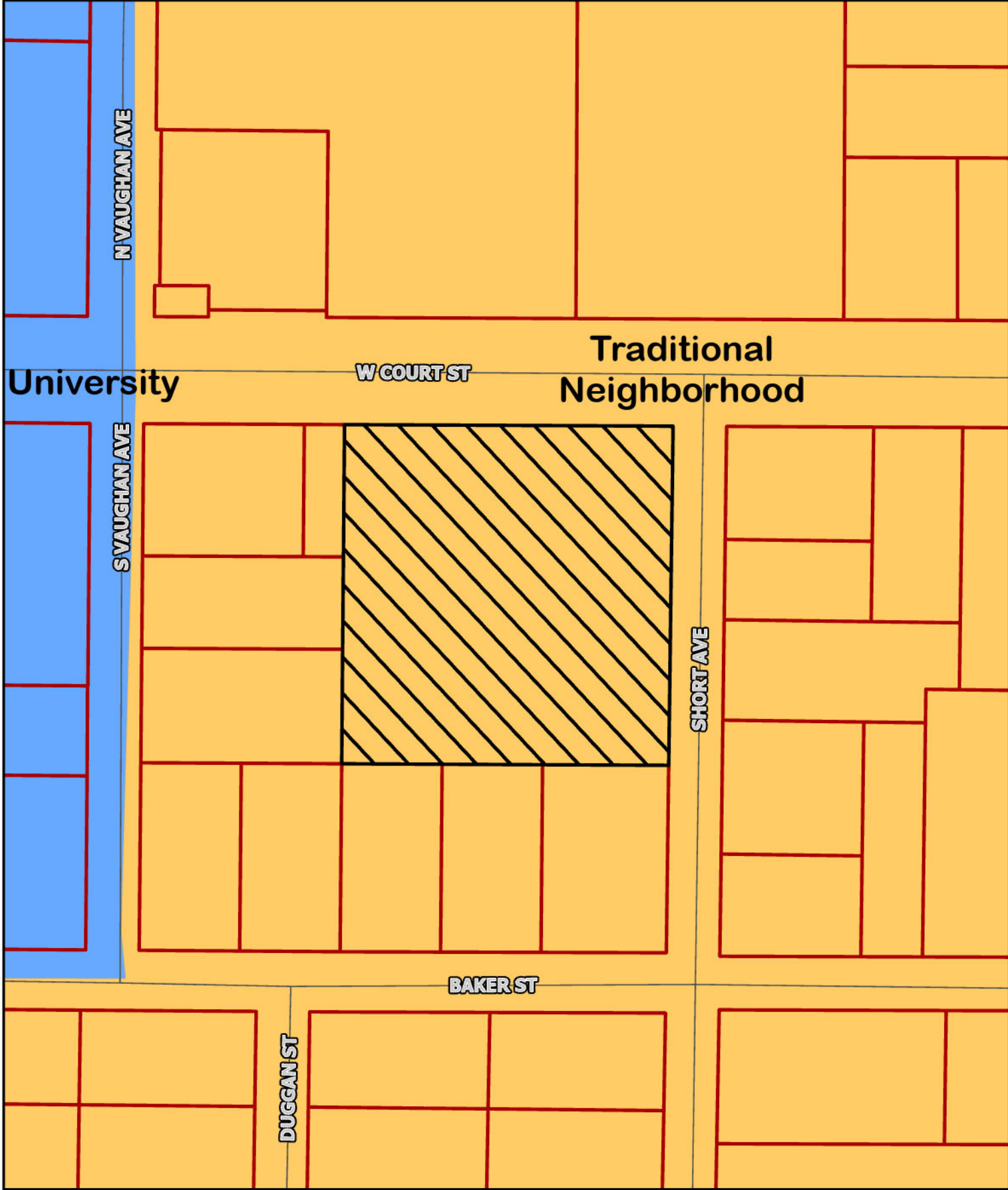
Site Location



Parcel

1 inch = 95 feet

Printed: 2/28/2025



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Parcel

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