



PLANNING & CODES

ZC 10-25 Staff Report 1022 Tabernacle Zoning Change C to R-1

Applicant:

Ron Barden
111 Cambridge Dr.
New Braunfels, TX 78132

Property Owner:

Barden Management
Services, LLC
111 Cambridge Dr.
New Braunfels, TX 78132

Property Address/Location:

1022 Tabernacle St.
Sequin, TX 78155

Legal Description:

LOT: 52 X 115 BLK: 63 ADDN:
RIVER

Property ID: 38451

Lot Size/Project Area:

Approx. 0.14 acres

Future Land Use Plan:

Traditional Residential

Notifications:

Mailed: Mar 26, 2025
Newspaper: Mar 23, 2025

Comments Received:

None at time of publication

Staff Review:

Armando Guerrero
Planning Manager

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 Residential Dwelling
N of Property	C	Commercial Use
S of Property	R-1	Single-Family Residential
E of Property	R-1	Vacant Lot
W of Property	C	Self-Storage

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant is requesting a zoning change request for the property located at 1022 Tabernacle St. The site is currently zoned Commercial (C) and contains an unoccupied residential structure. The applicant is seeking to rezone the property for the purpose of using the structure as a single-family residential dwelling. The site's past use has always been residential but due to inactivity for use and utilities, the site lost its legal nonconforming status of residential usage within Commercial (C) zoning. The requested zoning change to Single-Family Residential (R-1) would be consistent with the proposed use and surrounding uses along Tabernacle St., which is primarily composed of single-family residential dwellings.

Consistency with the future land use plan – Yes, residential use is appropriate within the Traditional Residential district of the City's FLUP.

Compatible with existing and permitted uses of surrounding property – Yes, proposed use would be residential. This lot contains an existing residential structure and existing residential use can be seen along Tabernacle St.

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, while bringing the site into compliance for its use.

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

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The property has contained its original zoning designation since the adoption of zoning in 1989. The lot contains fifty-two (52) feet of lot frontage and one hundred and fifteen (115) feet of lot depth. The existing residential structure on the lot was constructed in 1968.

The past use of this site has always been residential, but due to the site being vacant and abandoned for a continuous period of more than six months, the site has lost its non-conforming (grandfathered) status for its use and must be brought into compliance.

CODE REQUIREMENTS:

Code requirements in Section 3.4.3 (Land Use Matrix) of the City's Unified Development Code require the proposed residential use to come into conformity. This can be achieved for the existing residential structure through a zoning change or Specific Use Permit (SUP) approval.

A zoning change request to Single-Family Residential (R-1) would allow this residential use by right and would bring the site into conformance for the proposed residential use.

The Specific Use Permit (SUP) route would allow the applicant to request SUP approval to allow for residential use for an existing single-family home located in Commercial (C) zoning.

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 Tabernacle St. Existing residential use can be seen to the east and south 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 south.

COMPREHENSIVE PLAN (FUTURE LAND USE PLAN):

The property is located within the Traditional Residential district of the City's FLUP. Developments within Traditional Residential areas should be similar in scale and form to surrounding parcels. Single-family homes are an appropriate use within the Suburban Residential, this district should consist of low to medium density residential homes with different types of housing to encourage ownership opportunities.

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

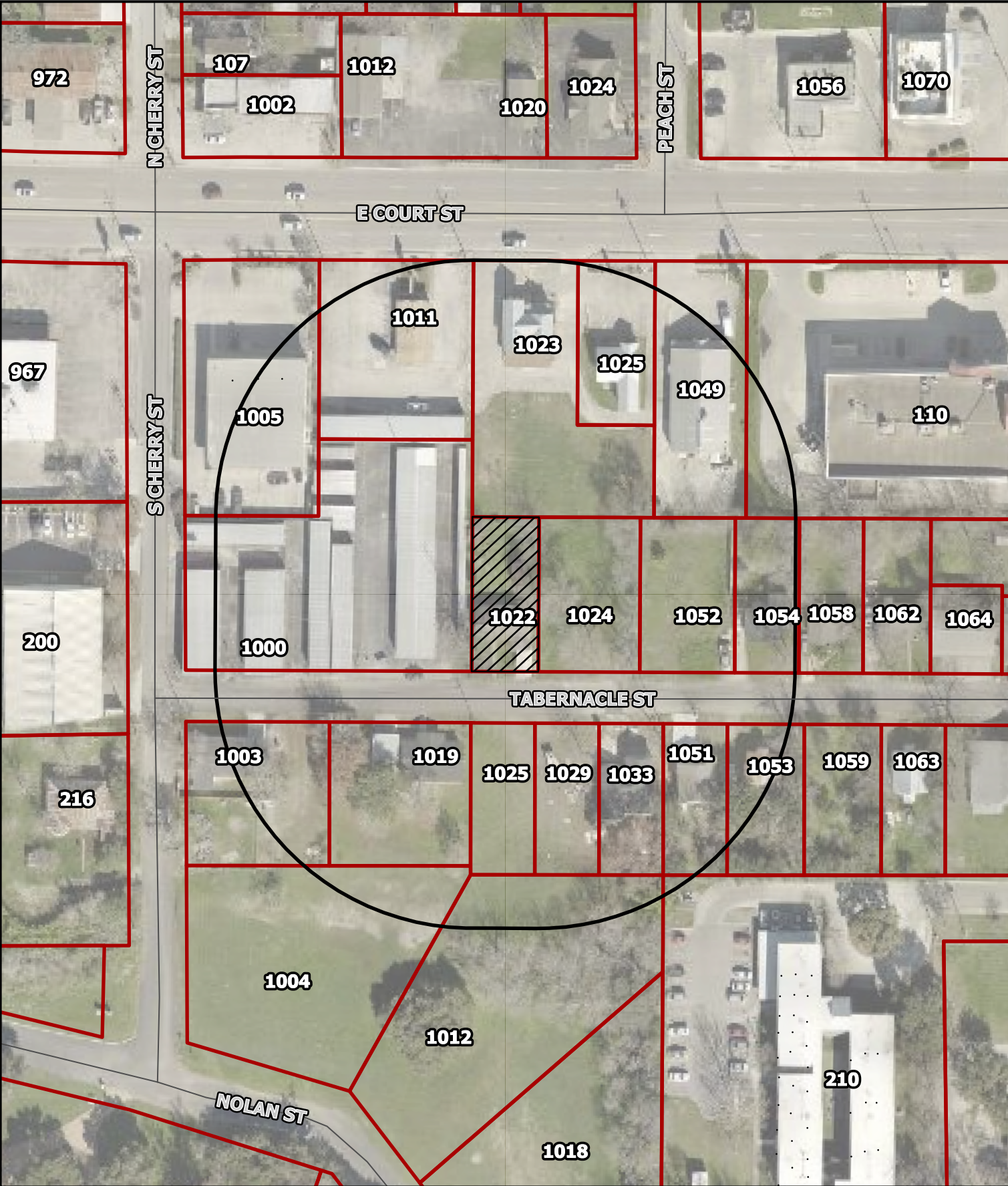
No health, safety or environmental issues have been identified for these properties.

TRAFFIC (STREET FRONTAGE & ACCESS):

This property has an existing driveway along Tabernacle St.

LOCATION MAP

ZC 10-25 1022 Tabernacle St.



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 Site Location

1 inch = 100 feet

Printed: 3/12/2025

ZONING MAP

ZC 10-25 1022 Tabernacle St.



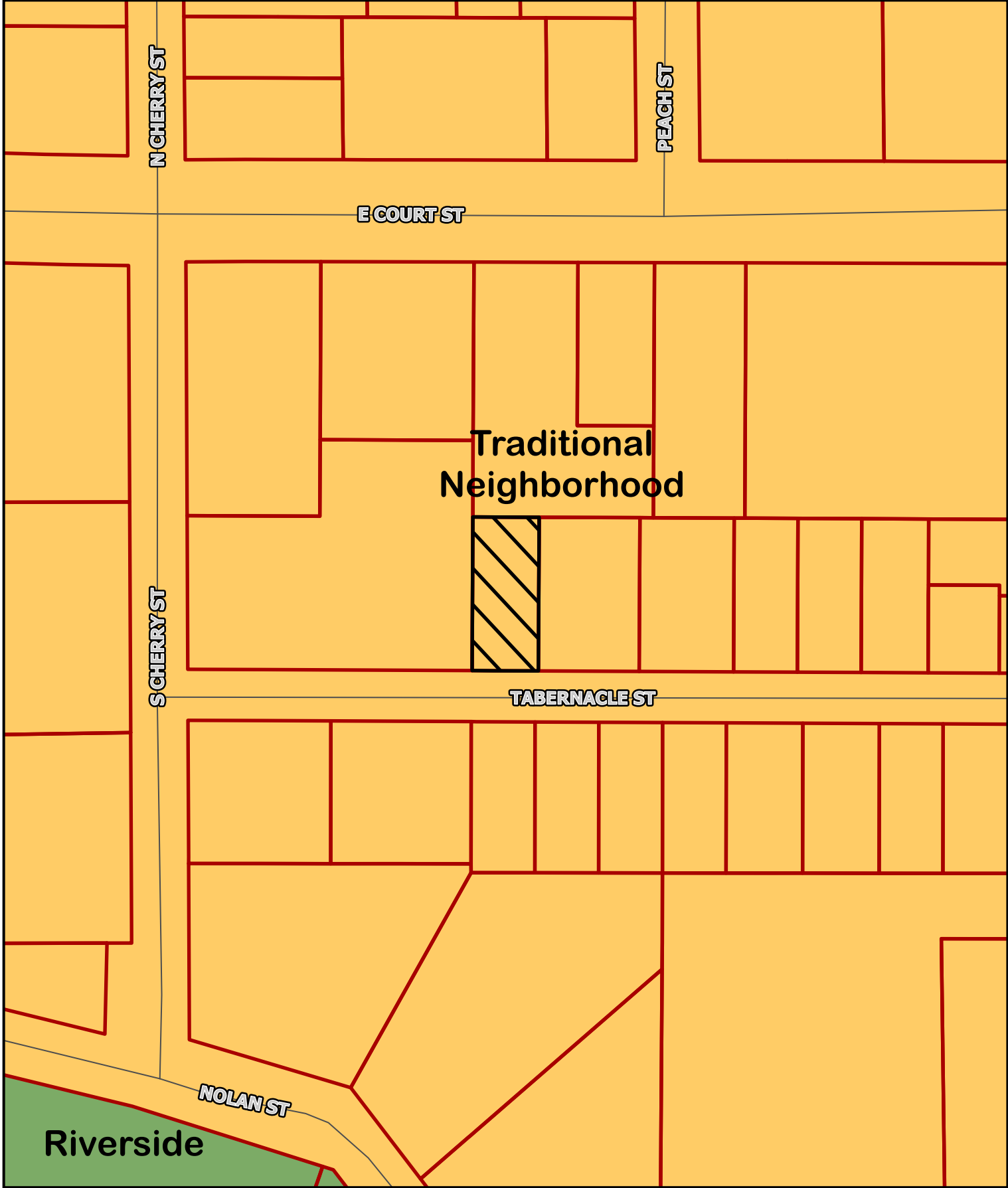
- | | | | | |
|----------------------|--------------------------|--------------------------|-----------------------------|------------------------------|
| Agricultural - Ranch | Light Industrial | Manufactured Home Park | Single Family Residential 1 | Zero Lot Lines |
| Commercial | Manufactured-Residential | 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



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