



PLANNING & CODES

ZC 26-25 Staff Report
919 N. Guadalupe St.
P to NC

Applicant:

Double J Property Ventures
LLC
785 Gin Spur Rd.
Seguin, TX 78155

Property Owner:

Seguin Youth Services
919 N. Guadalupe St.
Seguin, TX 78155

Property Address/Location:

919 N. Guadalupe St.
Seguin, TX 78155

Legal Description:

LOT: 3 & 4 BLK: 269 ADDN:
FARM
Property ID: 22893

Lot Size/Project Area:

0.92 Ac

Future Land Use Plan:

Traditional Residential

Notifications:

Mailed: Nov 25, 2025
Newspaper: Nov 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 Public (P) to Neighborhood Commercial (NC).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	P	Youth Center
N of Property	R-1	Single family residential
S of Property	R-1	Single family residential
E of Property	R-1	Single family residential
W of Property	R-1	Single family residential

SUMMARY OF STAFF ANALYSIS:

The applicant is requesting a zoning change from Public (P) to Neighborhood Commercial (NC) to allow for the establishment of a dance studio at 919 N. Guadalupe St. The site is currently utilized by the Seguin Youth Services nonprofit organization; the proposed dance studio will operate within the existing building and utilize the existing parking at this location. If additions, modifications, or changes of use are proposed at this location, the site will be required to meet the development requirements for the proposed additions, modification, and change of use.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – Neighborhood Commercial zoning is appropriate in the Traditional Residential district if it promotes walkability within the district.

Compatible with existing and permitted uses of surrounding property – Yes, this site's past use is similar in nature to what is being proposed.

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

Proposed zoning follows a logical and orderly pattern – Neighborhood Commercial zoning allows for continued residential use, while also allowing various types of small scale, limited impact commercial, retail, personal services, and office use.

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

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The 0.92 acre site was acquired by the Seguin Youth Services nonprofit organization in April of 2002 and zoned Public June 2002. Since then, the organization has been operating at this location. The site contains a 12,000 square foot parking area, a main building totaling 6000 square feet, and fencing to the north, east, and south of the property, effectively screening the parking area and building from the surrounding residential homes.

CODE REQUIREMENTS:

The proposed Retail/Service use at this location would not be allowed in the current Public (P) zoning per Section 3.4.3 Land Use Matrix of the city's Unified Development Code (UDC). The requested Neighborhood Commercial (NC) zoning allows for small scale, limited impact commercial, retail, and personal service uses near their primary customers. The proposed dance studio would be classified as a Retail/Service use, which would be allowed within Neighborhood Commercial (NC) zoning. If additions, modifications, or changes of use are proposed at this location, the site will be required to meet the development requirements for the proposed additions, modification, and change of use. These requirements include but are not limited to, landscaping, platting, parking requirements, drainage mitigation, etc.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The proposed Neighborhood Commercial (NC) zoning allows a low-impact commercial use that is intended to serve the neighboring residence. The site's past use operated in a similar nature to what is being proposed while being surrounded by Single-Family Residential (R-1) in every direction. The sites past use operated with little to no disruption to the surrounding neighborhood throughout the years.

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.

COMPREHENSIVE PLAN (The Future Land Use Plan):

This property is located within the Traditional Residential district of the City's Future Land Use Plan which encourages neighborhood commercial use if contributing to district walkability and vehicle circulation.

TRAFFIC (STREET FRONTAGE & ACCESS):

This property is accessed from the existing driveway off Guadalupe St.

Streets: SHEFFIELD ST, NEWTON AVE, RHONE, PITTS ST, SAN ANTONIO AVE, SONKA ST, SHANNON AVE.

Property Lots and Addresses:

- Top Row: 520, 516, 514, 510, 1104
- Row 2: 515, 507, 1038
- Row 3: 526, 522, 510, 1028, 1026
- Row 4: 525, 521, 517, 507, 1016
- Row 5: 939, 928, 925, 1010
- Row 6: 932, 924, 1006
- Row 7: 920, 916, 508, 1004
- Row 8: 509, 928
- Row 9: 510, 922
- Row 10: 524, 514, 918
- Row 11: 902
- Row 12: 517, 515, 509, 834
- Row 13: 830
- Row 14: 518, 514, 508, 824
- Row 15: 820
- Row 16: 523, 515, 505, 814
- Row 17: 517, 812
- Row 18: 804
- Bottom Row: 802

AVENUE C

N GUADALUPE ST

BALL ST

W CEDAR ST

PAPE ST

ROSELAWN ST

CLARK ST

W HUMPHREYS ST

N GOODRICH ST

429 421 419 411 1116 1113 1109 1112 1107 1106 1108 1100 312 326 320

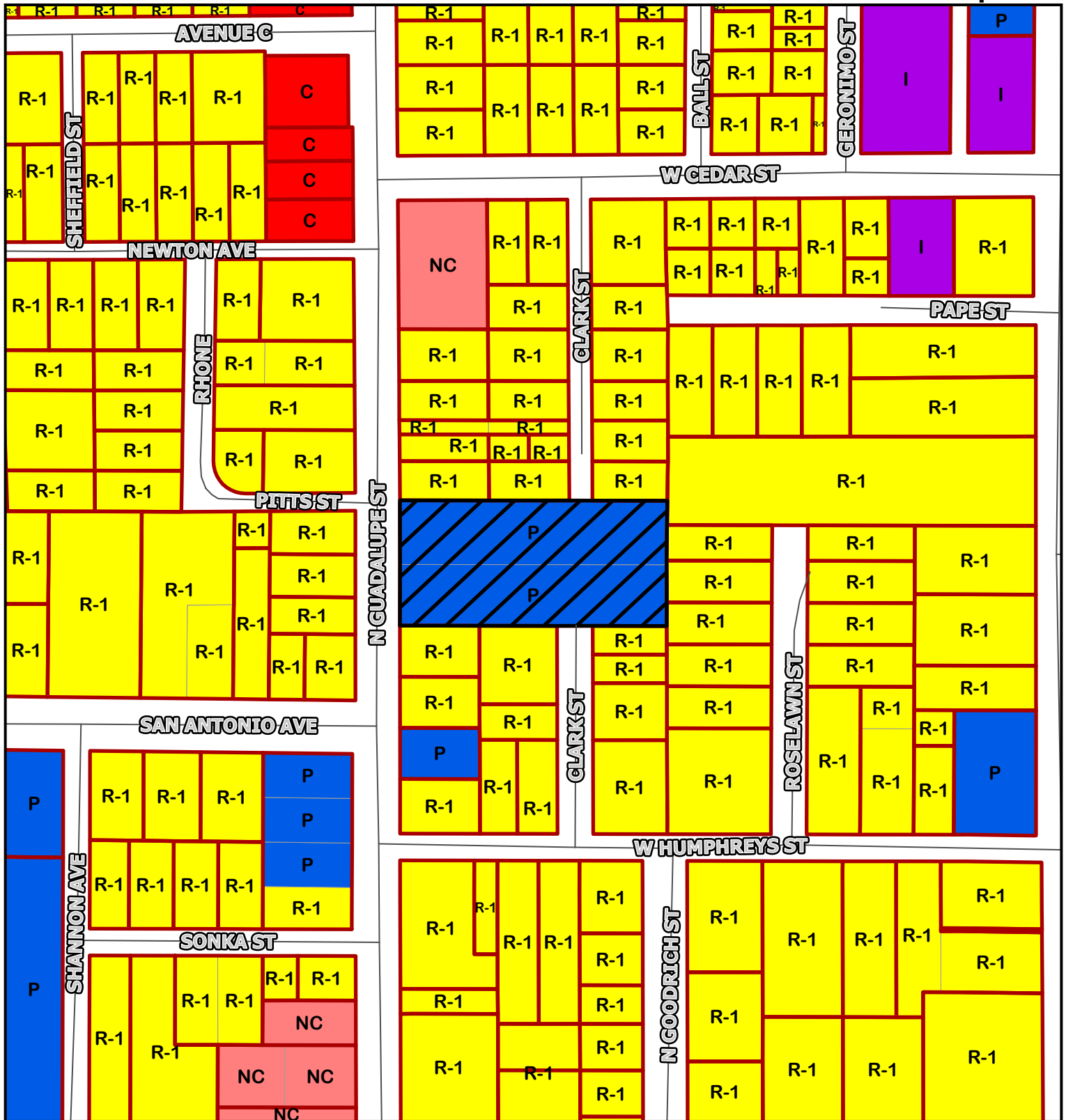
1027 415 411 405 361 357 353 319 313 309 1026 1021 1018 1019 1011 1014 1015 1011 1009 1010 1007 1008 1007 1003 1004 1005 919 915 913 910 906 909 903 916 912 908 924 920 922 918 910 420 412 400 330 324 316 306 302 829 321 315 311 826 824 820 817 328 322 314 304 417 411 403 819 815 820 814 810 806 802 412 406 402

 Site Location

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ZONING MAP

919 N. Guadalupe 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 | |
| Duplex 2 | MultiFamily 2 | Public | Suburban Residential | |
| Industrial | MultiFamily 3 | Planned Unit Development | | |

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.



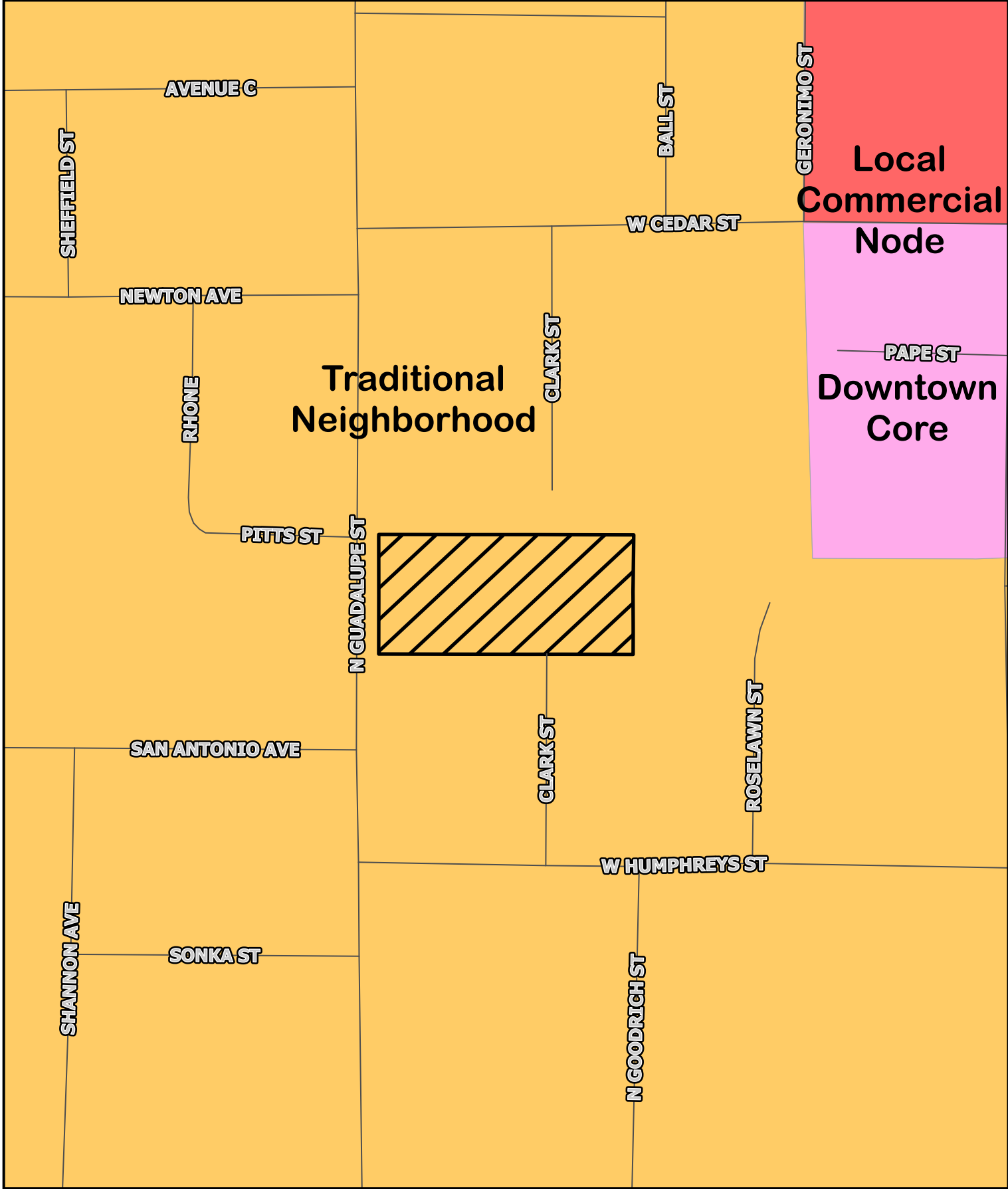
Site Location



Parcel

1 inch = 150 feet

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