



## 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
<b>Subject Property</b>	C/R-1	Single family residence
<b>N of Property</b>	C	Single family residence/ car dealership
<b>S of Property</b>	R-1	Single family residences
<b>E of Property</b>	C	Auto glass/muffler repair shop
<b>W of Property</b>	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.

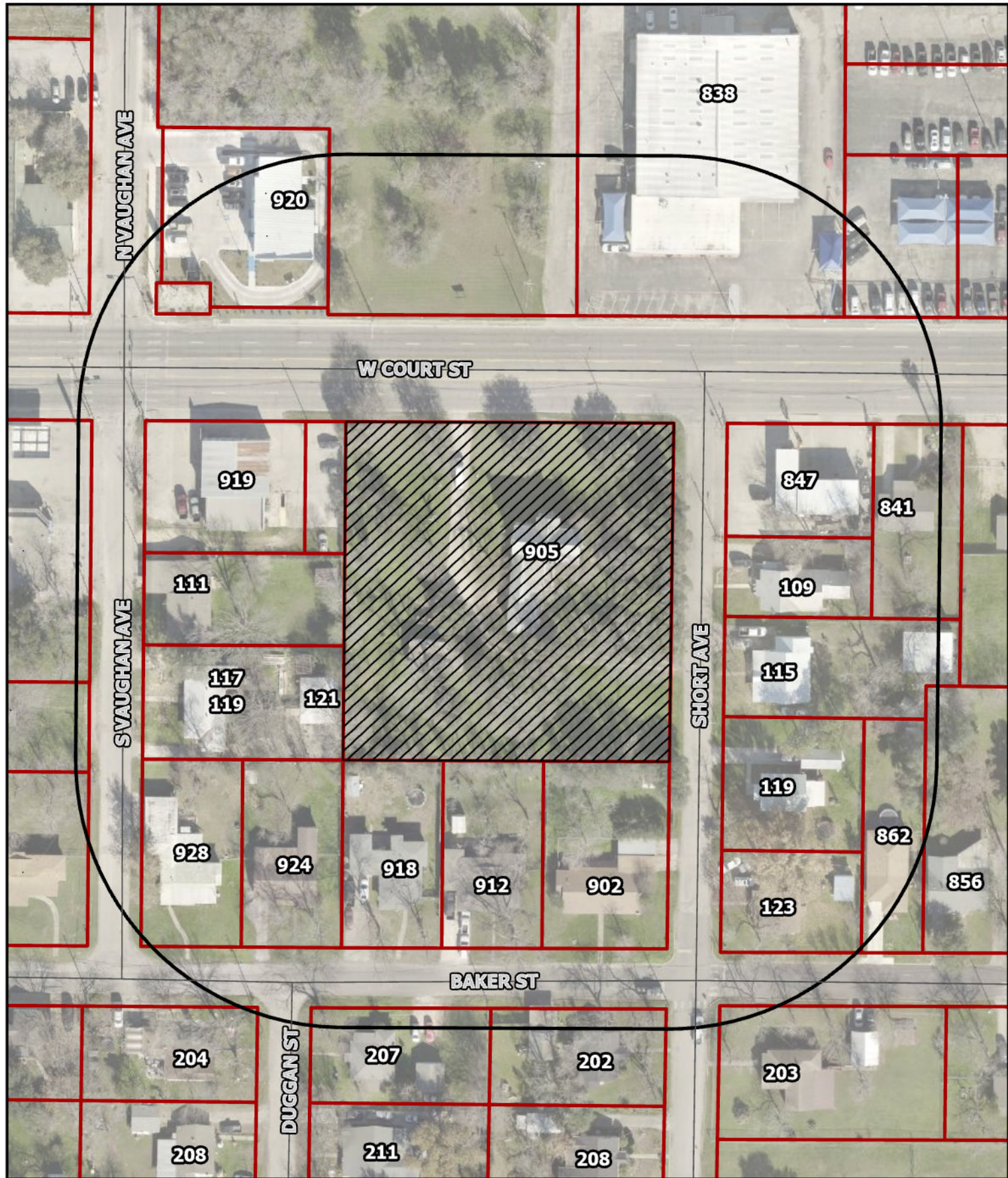
### **TRAFFIC (STREET FRONTAGE & ACCESS):**

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

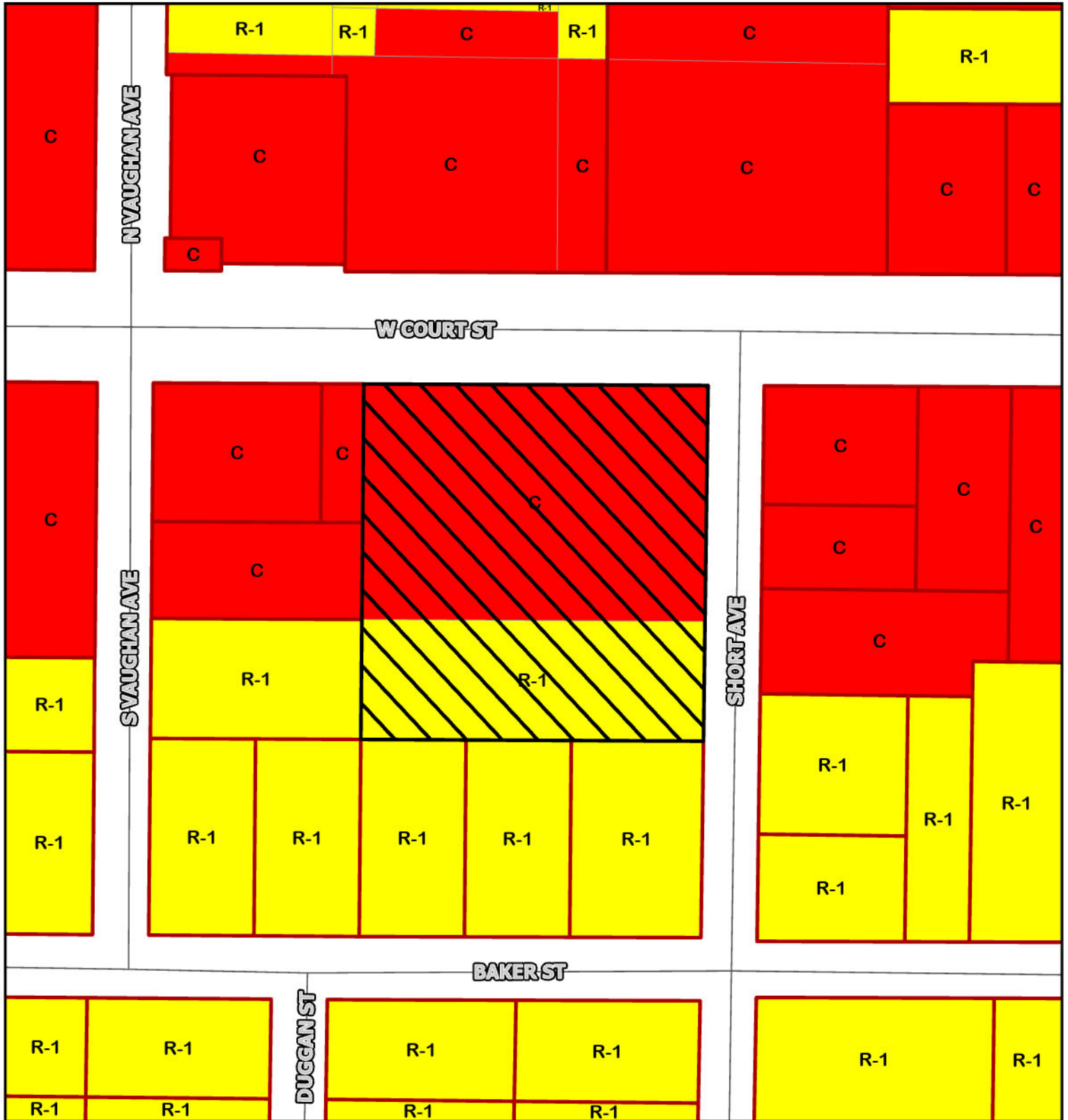
1 inch = 95 feet

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# 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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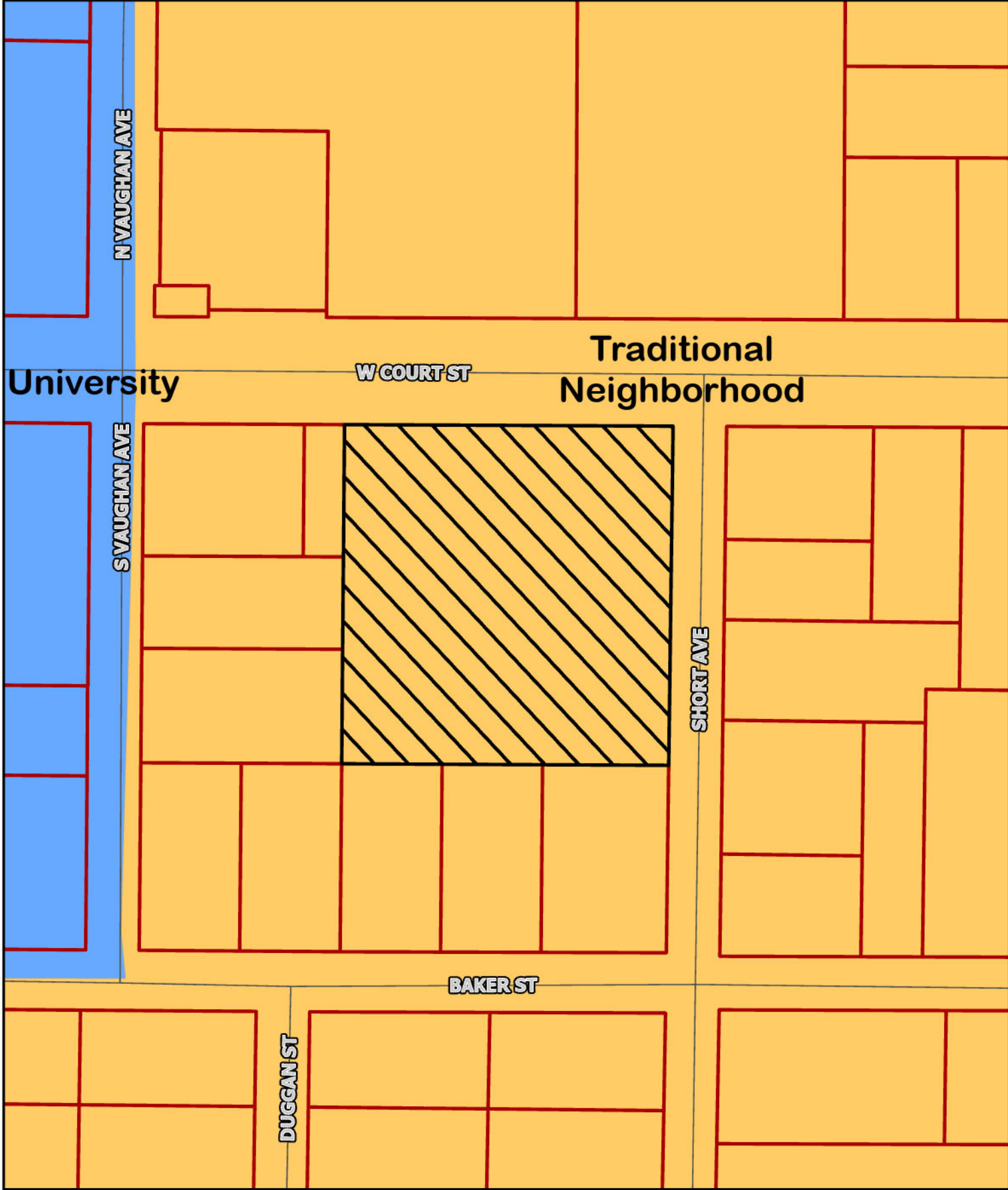
Site Location



Parcel

1 inch = 95 feet

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