



PLANNING & CODES

Planning and Zoning Commission Report

ZC 07-25

A request for Zoning Change 07-25 from Single Family Residential (R-1) to Neighborhood Commercial (NC) for property located at 902 N. Austin St., was considered during a public hearing at the Public Planning & Zoning Commission meeting on April 8, 2025.

Melissa Zwicke presented the staff report. She stated the property is currently zoned Single Family Residential. The applicant is proposing to rezone the lot to Neighborhood Commercial (NC). With the approval of the zone change, the applicant is proposing the establishment of a real estate office.

Ms. Zwicke proceeded to provide detailed information on the history of the site. The existing home on the property is known as "The Hollamon House". It is two houses in one. Dr. Benjamin Lea moved one part of the house from Prairie Lea to Seguin in 1867 and attached it to a four-room concrete structure built by 1855. The two parts created a piece of architecture which was given an Award of Merit by the Historic American Buildings Survey of Texas. Sometime after 1870 the house was renamed for Michael Erskine (Erskine House), He was a Chief Justice of Guadalupe County. As of 1962, the house is a recorded Texas Historic Landmark and in 1970 the house was placed on the National Register of Historic Places.

Ms. Zwicke assured the Commission that health, safety, and general welfare also includes the protection & preservation of historical, cultural, and environmental areas. Properties with a Recorded Texas Historic Landmark (RTHL) designation receive legal protection from inappropriate additions or alterations. Property owners are required to notify the Texas Historic Commission (THC) in advance of altering the exterior of a building or structure designated as an RTHL. According to the provisions of Texas Government Code, Chapter 442, Section 442.006(f), the exterior appearance of RTHL buildings and structures should retain their historical integrity after designation. A person may not change the historical or architectural integrity of a building or structure the commission has designated as a RTHL without notifying the commission in writing at least 60 days before the date on which the action causing the change is to begin. The THC has review authority on the exterior of the building or structure. Under the RTHL regulations the THC has no review authority over most interior changes unless the proposed changes have the potential to affect the exterior of the building or structure. Alterations done without approval to RTHL properties may result in the removal of the designation and marker.

Ms. Zwicke added, according to the UDC's Land Use Matrix, the Neighborhood Commercial (NC) zoning district allows office/professional use. The current zoning of Single Family Residential does not allow for these uses. If the zone change is approved, all appropriate development standards shall be required for the redevelopment of the property to a commercial use. These includes but are not limited to applicable regulations for stormwater management, off-street parking, building codes, landscaping.

Ms. Zwicke stated the property does meet the criteria for zoning change. This section of Austin St. is a mixed-use area. In this vicinity the uses are residential, neighborhood commercial, commercial, and public in use. The purposed real estate office would be compatible with the uses in the surrounding area. To the north of this property is a hair salon, to the south you will find a travel agency, to the west is Culligan Water, and to the East an event venue. These are just a few of the neighborhood commercial and commercial properties mixed in to the residential area. This property is located within the Downtown Core classification of the City's Future Land Use Plan which encourages lower density residential uses and low impact commercial use. Neighborhood Commercial zoning is appropriate in the Downtown Core if it promotes walkability to ensure pedestrian interaction with Downtown establishments. No Adverse impact on surrounding properties or natural environment were identified. 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.

Staff received 1 letter of opposition to the request. The property owner that sent the letter feels that there are already too many people in this area.

The Commission did not have any questions for staff.

The regular meeting recessed, and a public hearing was held. The applicant, Celina Ross, was present. She informed the Commission that she has been in contact with the Texas Historic Commission regarding the current condition of the main building. The THC has also conducted an on-site visit to assess the condition of the main building. The main building sustained severe fire damage and is uninhabitable and may need to be demolished. She is hoping the property can keep its historical designation. The real estate office would be in a separate building that is detached from the damaged area. The Commission asked if the house has been vacant since the fire. The applicant confirmed that it has been vacant and is not suitable for habitation.

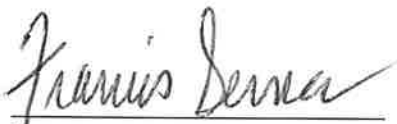
There being no additional responses from the public, the regular meeting reconvened for action.

After consideration of the staff report and all the information given regarding Zoning Change (ZC 07-25), Vice Chair Davila moved that the Planning and Zoning Commission recommend approval of the zoning change from Single family Residential (R-1) to Neighborhood Commercial (NC) for the property located at 902 N. Austin Street. Commissioner Schievelbein seconded the motion. The following vote was recorded:

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

MOTION PASSED

8-0-0



Francis Serna, Planning Assistant



ATTEST: Melissa Zwicke, Planner



PLANNING & CODES

ZC 07-25 Staff Report
902 N. Austin St.
R-1 to NC

Applicant:

Celina Ross
721 N. Heideke St.
Seguin, TX 78155

Property Owner:

Agave WEDDINGS, LLC

Property Address/Location:

6632 Hot Springs Dr.
Austin, TX 78749

Legal Description:

LOT: SE 15'X 83 & 108 X 233
& PT OF LOT B BLK: 265
ADDN: FARM
Property ID: 22854

Lot Size/Project Area:

.72 Ac.

Future Land Use Plan:

Downtown Core

Notifications:

Mailed: March 26, 2025
Newspaper: March 23, 2025

Comments Received:

None at time of publication

Staff Review:

Melissa Zwicke
Planner

Attachments:

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

REQUEST:

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

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	R-1	Single family residence/Not in use
N of Property	R-1	Single family residence
S of Property	R-1	Single family residences
E of Property	R-1	Event Venue
W of Property	R-1	Single family residence

SUMMARY OF STAFF ANALYSIS:

The applicant is requesting a zoning change from Single-Family Residential (R-1) to Neighborhood Commercial (NC) to allow for the establishment of a real estate office.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – Neighborhood Commercial zoning is appropriate in the Downtown Core if it promotes walkability to ensure pedestrian interaction with Downtown establishments.

Compatible with existing and permitted uses of surrounding property – This section of Austin St. is a mixed-use area. In this vicinity the uses are residential, neighborhood commercial, commercial, and public in use. The proposed real estate office would be compatible with the uses in the surrounding area.

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 – Additional parking will be required if the property goes from a residential use to a commercial use.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The existing home, The Hollamon House, is actually two houses in one. Dr. Benjamin Lea moved one part of the house from Prairie Lea to Seguin in 1867 and attached it to a four-room concrete structure built by Captain Sedy in 1855. The two parts created a piece of architecture which was given an Award of Merit by the Historic American Buildings Survey of Texas. Sometime after 1870 the house was renamed for Michael Erskine (Erskine House), a Chief Justice of Guadalupe County. As of 1962, the house is a recorded Texas Historic Landmark and in 1970 the house was placed on the National Register of Historic Places. This property is located on the corner of N. Austin St. and W. Humphreys St. in an established neighborhood between the Downtown Historic District and the railroad.

CODE REQUIREMENTS:

According to the UDC's Section 3.4.3 Land Use Matrix, the Neighborhood Commercial (NC) zoning district allows office/professional use. The current zoning of R-1 (Single Family Residential) does not allow for these uses. If the zoning change is approved, all applicable development standards shall be required for the redevelopment of the property to a commercial use. These includes but are not limited to applicable regulations for stormwater management, off-street parking, building codes, landscaping, etc.

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 is a hair salon, to the south you will find a travel agency, to the west is Culligan Water, and to the East an event venue. These are just a few of the neighborhood commercial and commercial properties mixed in to a residential area.

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

Properties with a Recorded Texas Historic Landmark (RTHL) designation receive some legal protection from inappropriate additions or alterations. Property owners are required to notify the Texas Historic Commission (THC) in advance of altering the exterior of a building or structure designated as an RTHL. According to the provisions of Texas Government Code, Chapter 442, Section 442.006(f), the exterior appearance of RTHL buildings and structures should retain their historical integrity after designation. A person may not change the historical or architectural integrity of a building or structure the commission has designated as a RTHL without notifying the commission in writing at least 60 days before the date on which the action causing the change is to begin. The THC has review authority on the exterior of the building or structure. Under the RTHL regulations the THC has no review authority over most interior changes unless the proposed changes have the potential to affect the exterior of the building or structure. Alterations done without approval to RTHL properties may result in the removal of the designation and marker.

COMPREHENSIVE PLAN (The Future Land Use Plan):

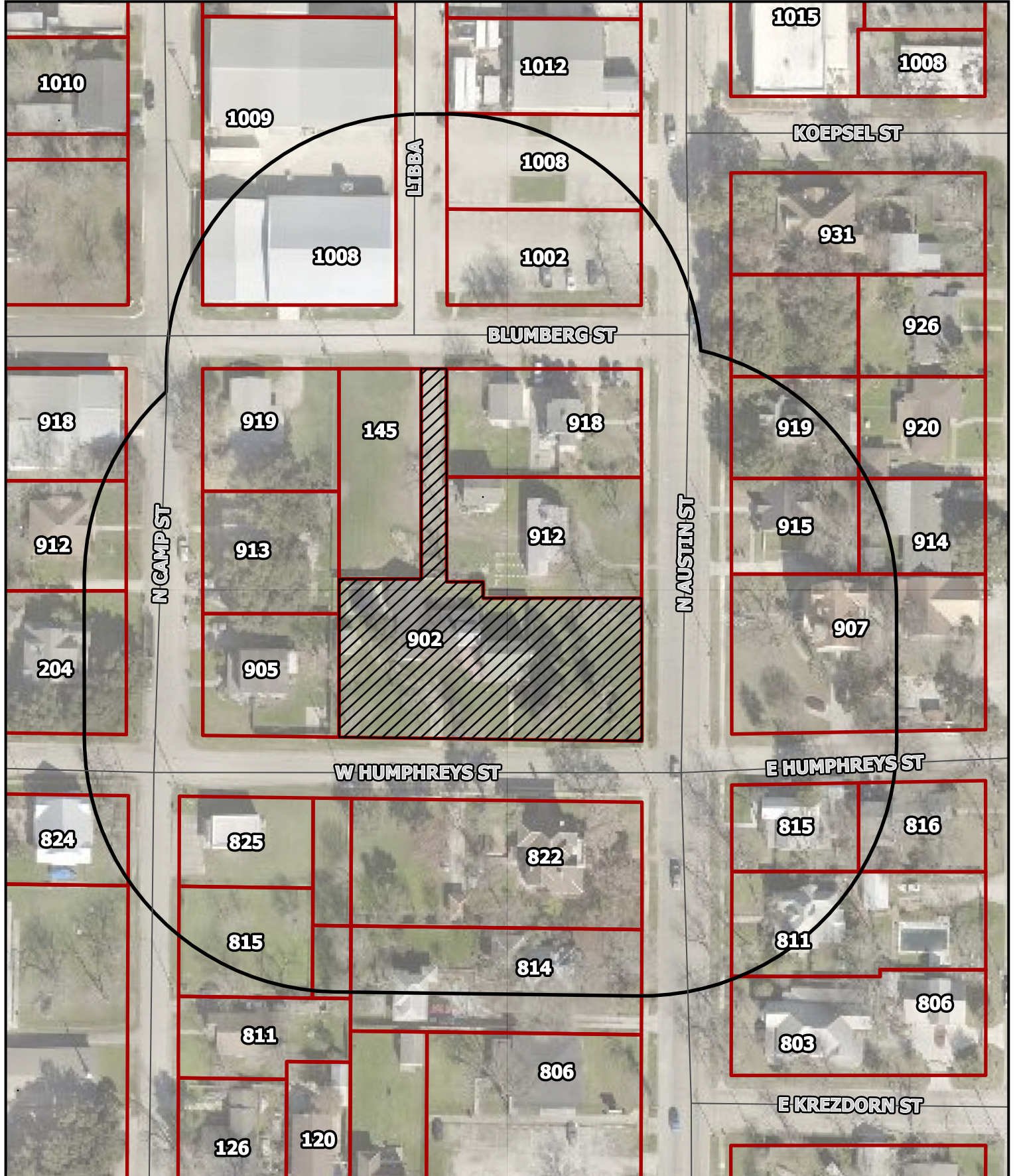
This property is located within the Downtown Core classification of the City's Future Land Use Plan which encourages lower density residential uses and low impact commercial use.

TRAFFIC (STREET FRONTAGE & ACCESS):

This property has frontages along W. Humphreys Street, N. Austin St., and Blumberg St.

LOCATION MAP

ZC 07-25 902 N. Austin St.



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

1 inch = 100 feet

Printed: 3/14/2025



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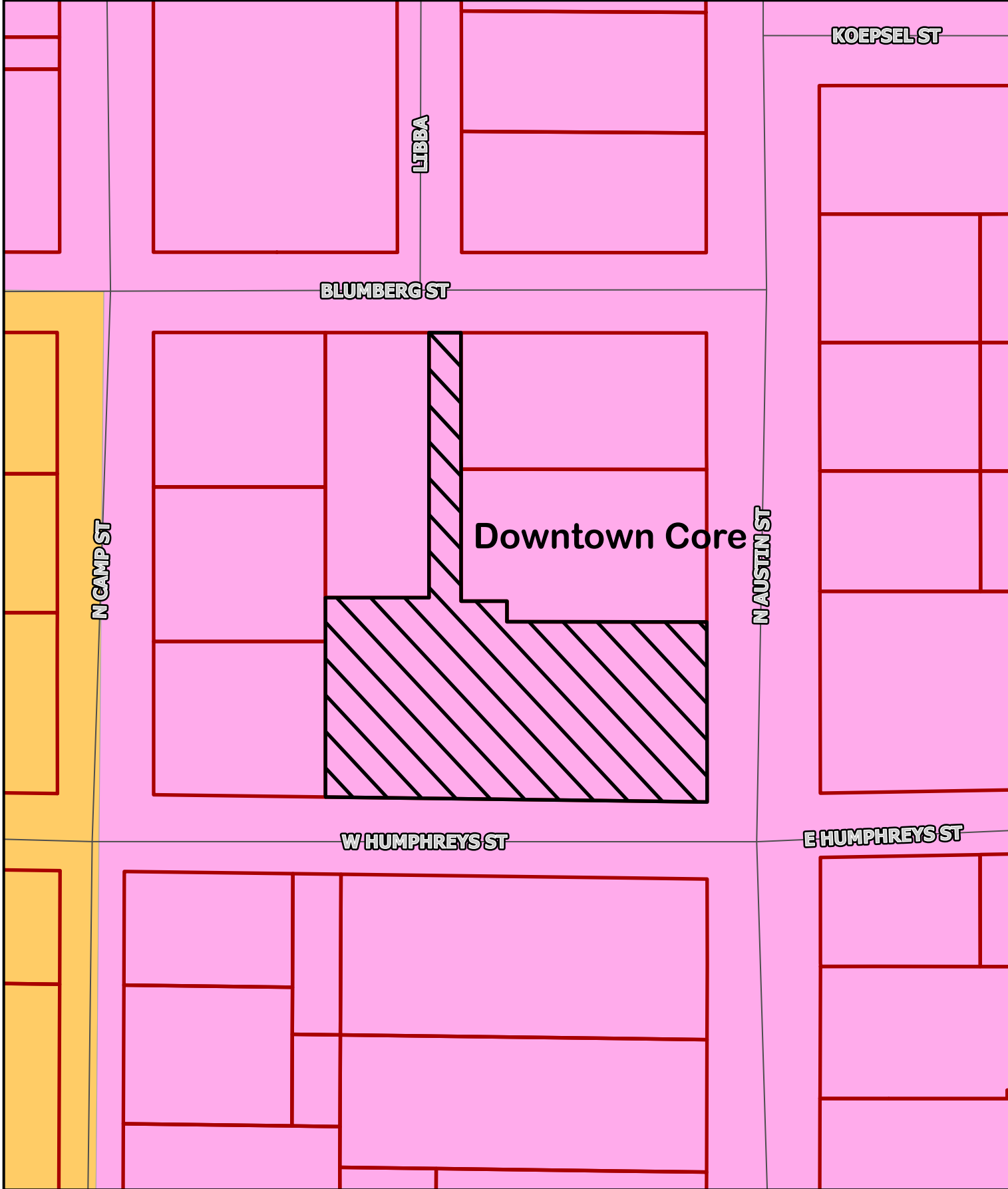
Site Location



Parcel

1 inch = 75 feet

Printed: 3/14/2025



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**Site Location**

**Parcel**

1 inch = 80 feet
Printed: 3/14/2025

To be on record, this form may be filled out and mailed to the Planning and Zoning Department, City of Seguin, P. O. Box 591, Seguin, Texas 78156.

Please be advised that under the Open Records Act, Public Information is Available to All Members of the Public. Section 552.023 of the Government Code provides that a governmental body may not deny access to information to the person, or the person's representative, to whom the information relates. Public information includes correspondence, comments relevant to public issues and other information received from the public regardless of the medium in which it is received, collected or retained.

REPLY

902 N. Austin St.
Property ID 22854
(ZC 07-25)



Name: FRED FRAWLEY

Mailing Address: _____

Phone No.: _____

Physical Address of property (if different from the mailing):

If "In Favor" or "Opposed" please explain why in space allotted below:

In Favor _____

Opposed X

Reasons and/or comments _____

TO MANY PEOPLE IN THIS AREA

