



## **PLANNING & CODES**

### **Planning and Zoning Commission Report**

#### **ZC 13-25**

A request for Zoning Change 13-25 from Commercial (C) to Single Family Residential (R-1) for a property located at 822 N Austin St, Property ID 22758 was considered during a public hearing at the Planning & Zoning Commission meeting on May 13, 2025.

Kyle Warren, planner, presented the staff report. He stated that the owner wanted to go forward with a zone change to unify his property under the R-1 zoning type, and to potentially build a residential accessory structure.

He then stated the area in question is a 0.05-acre portion of a 0.59-acre lot surrounded by single-family residential zoning with commercial zoning to the west. The property is in the Downtown Core of the FLUP which supports Single Family Residential zoning if compatible in scale with other lots. The property has access off both N Austin St. and W Humphreys St.

Mr. Warren stated that the request is consistent with the FLUP as the lots surrounding the property were similar in scale. It also 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.

No questions were asked of Mr. Warren by the commission.

Chair Felty asked if the applicant could come forward to speak.

The regular meeting recessed, and a public hearing was held. The applicant, Peter Blum approached the commission. Chair Felty then said that he appreciated what Mr. Blum was doing to revitalize the house at 822 N. Austin, and that that was all he had for him.

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 13-25), Commissioner Kelly Schievelbein moved that the Planning and Zoning Commission recommended approval of the zoning change from Commercial (C) to Single Family Residential (R-1) for a property located at 822 N Austin Street. Commissioner Yesenia Rizo seconded the motion. The following vote was recorded:

**RECOMMENDATION TO APPROVE THE ZONING CHANGE TO SINGLE-FAMILY RESIDENTIAL (R-1)**



Francis Serna,  
Planning Assistant

**MOTION PASSED**

**6-0**



ATTEST: Kyle Warren,  
Planner



## PLANNING & CODES

## ZC 13-25 Staff Report 822 N. Austin St Zoning Change C to R-1

**Applicant:**

Peter Blum  
822 N Austin Street  
Seguin, TX 78155

**Property Owner:**

Peter Blum and Diana Esteves  
822 N Austin Street  
Seguin, TX 78155

**Property Address/Location:**

822 N Austin Street  
Seguin, TX 78155

**Legal Description:**

LOT: 23 & 27 N 12' OF E 30  
OF; E 30' OF 28 BLK: 249  
ADDN: FARM .59 AC  
Property ID: 22758

**Lot Size/Project Area:**

Approx. 0.053 acres out of a  
.59 acre tract

**Future Land Use Plan:**

Downtown Core

**Notifications:**

Mailed: May 1, 2025  
Newspaper: April 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) to Single-Family Residential (R-1).

**ZONING AND LAND USE:**

	Zoning	Land Use
<b>Subject Property</b>	C	Residential Dwelling
<b>N of Property</b>	R-1	Residential Dwelling
<b>S of Property</b>	R-1	Residential Dwelling
<b>E of Property</b>	R-1	Residential Dwelling
<b>W of Property</b>	C	Travel agency

**SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:**

The applicant is requesting a zoning change request for the property located at 822 N. Austin St. The site is currently zoned Commercial (C) and Single-Family Residential (R-1) and contains a single-family home. The applicant is seeking to rezone the property for the purpose of unifying the lot as one zoning type so accessory structures to Single family homes can legally be permitted there.

**Consistency with the future land use plan** – Single family homes are supported in the Downtown Core FLUP if consistent in scale and form with other downtown tracts.

**Compatible with existing and permitted uses of surrounding property** – Yes, proposed use would be residential. This lot contains an existing residential home, and existing residential use can be seen along N. Austin Street and W. Humphries Street.

**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 unifying the lot in a singular zoning type.

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

## PLANNING DEPARTMENT ANALYSIS

### **SITE DESCRIPTION**

The property at the corner of W. Humphries and N. Austin Streets has contained its original zoning designation since the adoption of zoning in 1989. The lot it is located on however is mostly residentially zoned with 100' feet of frontage on N Austin Street and 258 feet of depth. Only .05 acres out of the .59 acres of the property is zoned commercial. This site has been a single-family home in use since Seguin's adoption of zoning.

### **CODE REQUIREMENTS:**

Code requirements in Section 3.4.3 (Land Use Matrix) of the City's Unified Development Code require the property to be zoned R-1 Single-Family Residential if an accessory structure is to be built at the location.

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

### **COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:**

This property is bordered by Commercial (C) zoning and use to the west and Single-Family Residential (R-1) zoning and use to the north, east, and south. N. Austin Street has eight other residential lots, adjacent to or near the property in question.

### **COMPREHENSIVE PLAN (FUTURE LAND USE PLAN):**

The property is located within the Downtown Core district of the City's FLUP. Residential developments within The Downtown Core should be consistent in scale with other downtown tracts. The Downtown Core includes Seguin's historic center, where residential and commercial uses mix vertically and horizontally.

### **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.

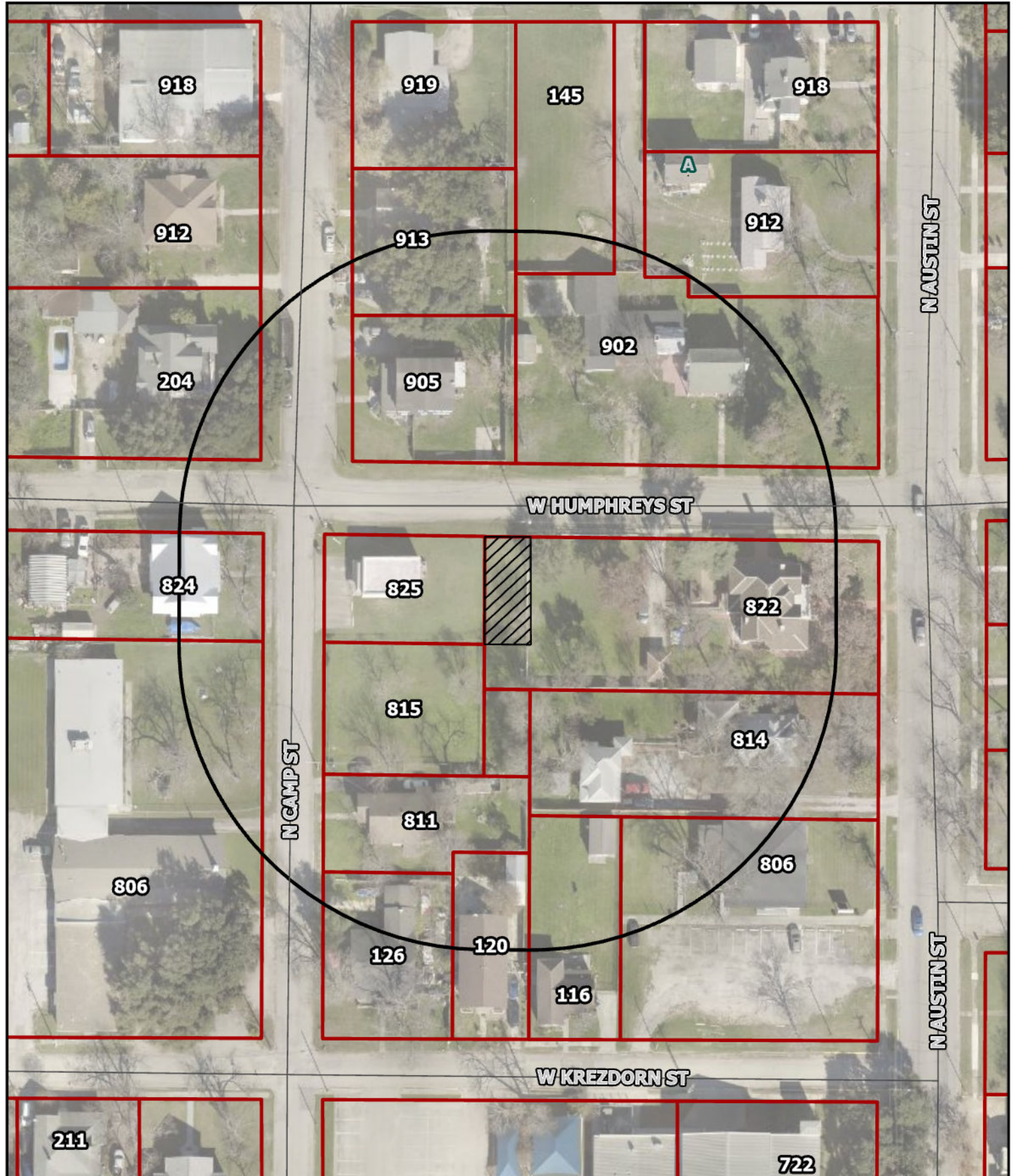
### **TRAFFIC (STREET FRONTAGE & ACCESS):**

This property has an existing frontage on both N. Austin Street and W. Humphreys Street.



# LOCATION MAP

ZC 13-25 822 N AUSTIN ST.



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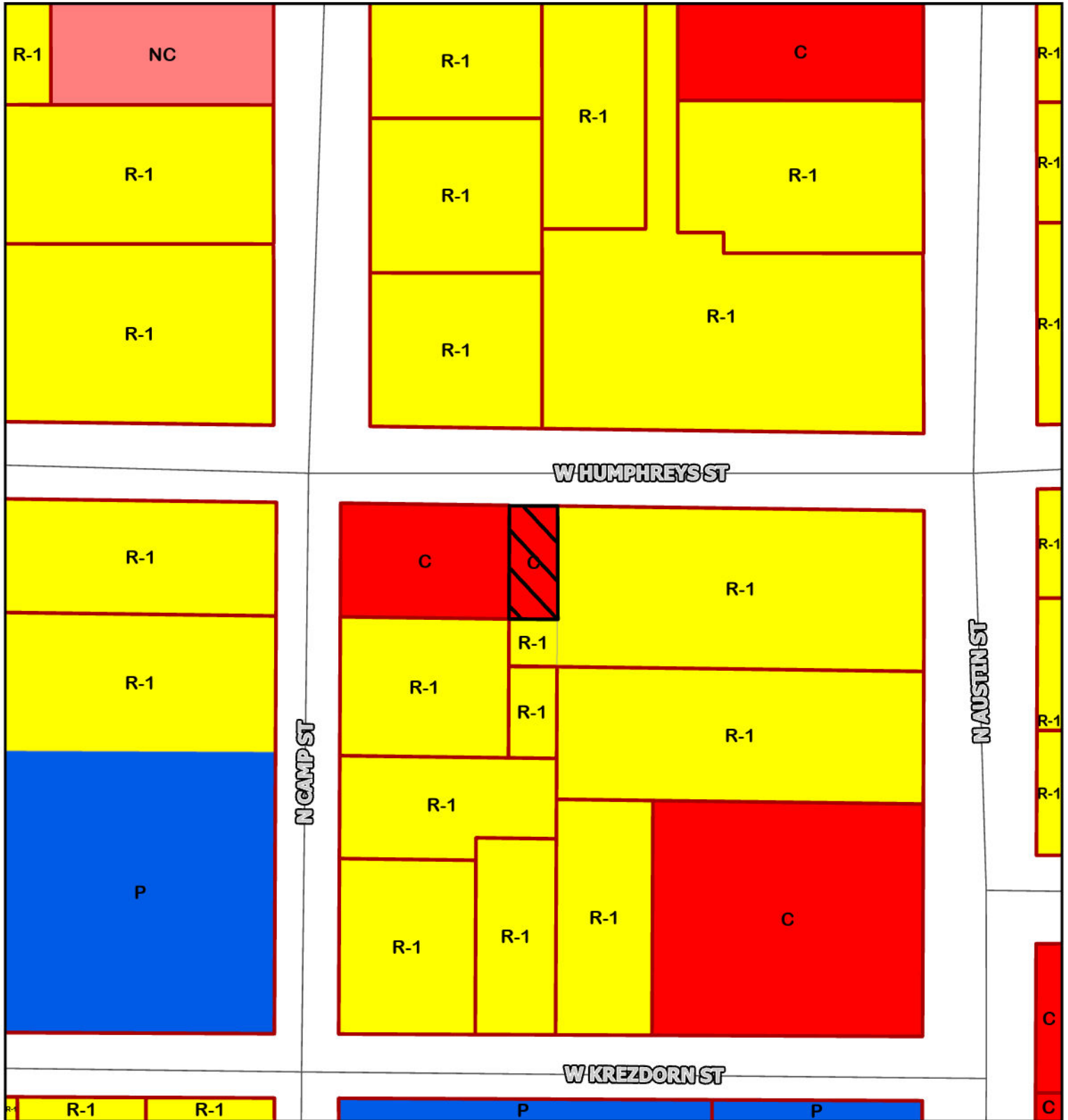
 Site Location

1 inch = 83 feet

Printed: 4/10/2025

# ZONING MAP

ZC 13-25 822 N AUSTIN 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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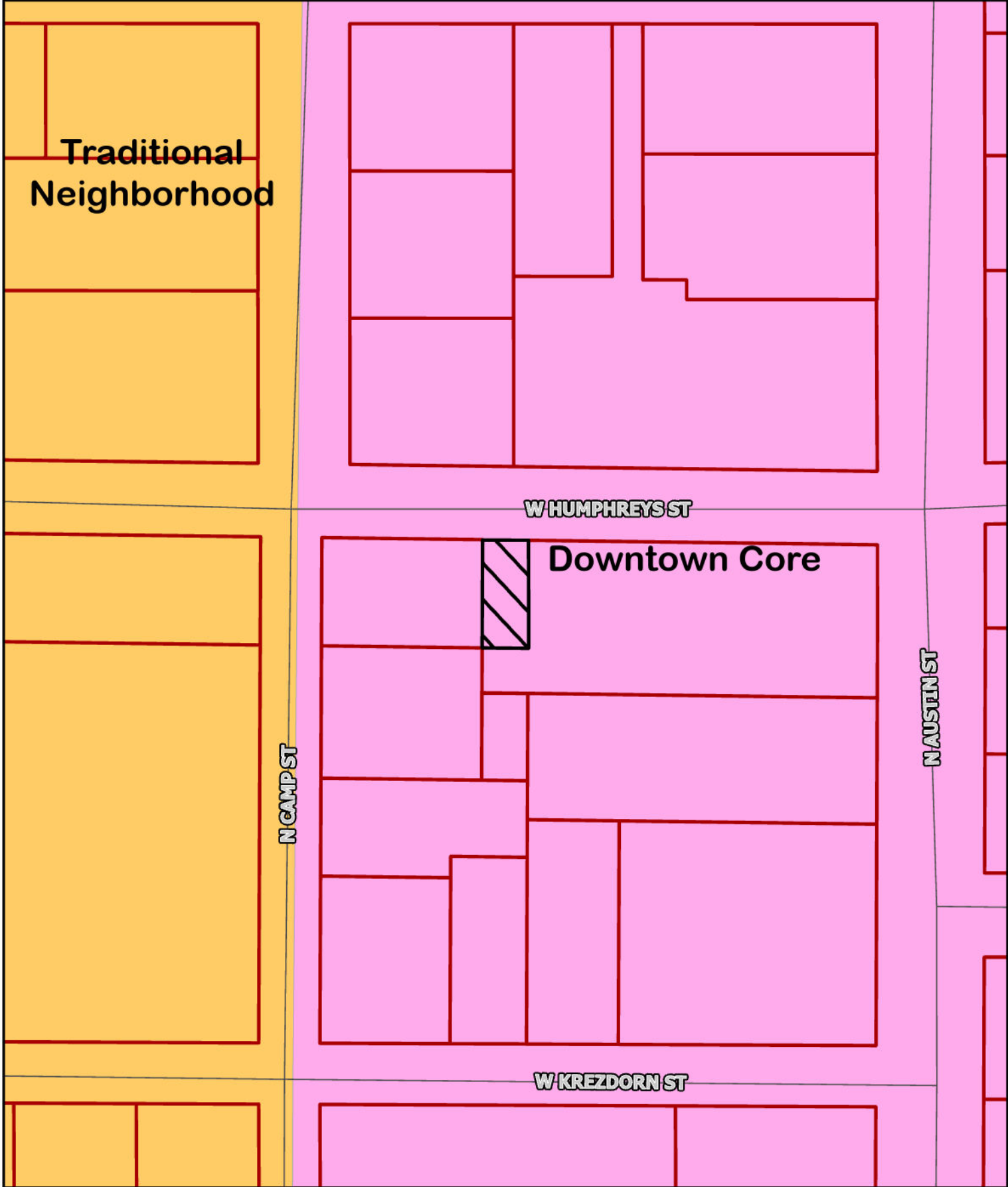


Parcel

1 inch = 83 feet

Printed: 4/15/2025





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