

# Proposed Rezoning

Joseph “Joe” H. Pedigo, III and Deborah “Debbie D. Pedigo requests zoning change from Residential (R-1) to Neighborhood Commercial (NC). Joe and Debbie Pedigo are to use the second floor for short-term rental. The first floor and cellar/basement will be Joe and Debbie’s residence.

## History of the house:

The house was built in 1924 by John Vivroux, original owner of Vivroux Hardware, Vivroux Toys, and multiple retail shops in Seguin. The original structure was approximately 2200 sq ft. The residence is two stories and a cellar/basement.

The house had extensive remodeling and add on of approximately 2000 sq ft about 1944 on both floors.

The add-on on the first floor was:

- Kitchen
- Two Bathrooms
- Gathering/Dining Room
- Laundry Area
- Close-off of portico

The add-on on the second floor was:

- Kitchen
- Two Bathrooms
- Gathering/Sun Room
- Laundry Room
- Staircase to backyard

Note, in 1944 a kitchen and laundry room were created on both floors. The upstairs was used to rent, while the Vivroux/Traeger family lived on the first floor. An oddity of the upstairs is the locks were on the outside of the door for the owners on the first floor to have access – not the tenant. Another oddity is upstairs rooms had multiple doors leading from one room to another in a circle. The tenants were to go up and down the back stairs. There was a shared kitchen and two bathrooms for the tenants.

A story of a Colonel from Randolph Air Force Base that rented a room on the second floor for several years. Over the years, many people have shared that they lived on the second floor with Marie Traeger Heil lived on the first floor.

## Renovated house:

Joe and Debbie Pedigo lovingly renovated the entire house from a disaster to a splendid honor of the protégé of Frank Lloyd Wright that originally designed the house. Joe and Debbie had to correct the flow of the house removing 22 doors. The house is now setup with access from the Live Oak door (as well as the back staircase). There are four rooms closed off with their own unique space. The tenants will share the two bathrooms and kitchenette. The upstairs is limited to small occupancy of less than 12 people – 4 families.

## Current Neighborhood Zoning:

The current neighborhood zoning is mixed: Commercial, Multi-Family, Public Use, and Residential. See Exhibit Two.

- North lot across the street is Danny Daniels house, 100% Commercial.
- West lot across the street is St James Catholic Church, 100% Public Use.
- East and South lots is 100% Residential.

## Parking:

There is ample parking on Live Oak Street. We will not allow parking on Austin Street. With four families at the maximum, the maximum vehicles will be four. City of Seguin has a long-term expectation of changing the street parking to 2-lane parallel parking. See Exhibit One.

**Seguin's Future Growth:**

With Wells Fargo Bank changes, Pedigo house will be directly affected as the project is two blocks from the home. Pedigo home as a short-term rental will enhance the future use of the Wells Fargo project. Luxurious short-term rental in downtown Seguin is minimal. Pedigo home will enhance City of Seguin's plans to attract people to the downtown area, especially tourists. There are multiple short-term rentals throughout Seguin area, but limited in the downtown area. Pedigo home will be an enhancement for the Seguin Event Center as it does not currently have short-term accommodations.

**Impervious Land Coverage:**

Will not change. There are no stormwater issues as the house is not going to expand from current footprint.

**Neighboring Families:**

Neighboring families are aware that the Pedigo's will have an exclusive, limited use and controlled short-term rental. There are been no concerns addressed.

**Controlled Noise:**

Pedigo house will be the residence for Joe and Debbie Pedigo on the first floor. Pedigo house will have controlled noise and access.