



## 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
<b>Subject Property</b>	R-1	Single family residence/Not in use
<b>N of Property</b>	R-1	Single family residence
<b>S of Property</b>	R-1	Single family residences
<b>E of Property</b>	R-1	Event Venue
<b>W of Property</b>	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):**

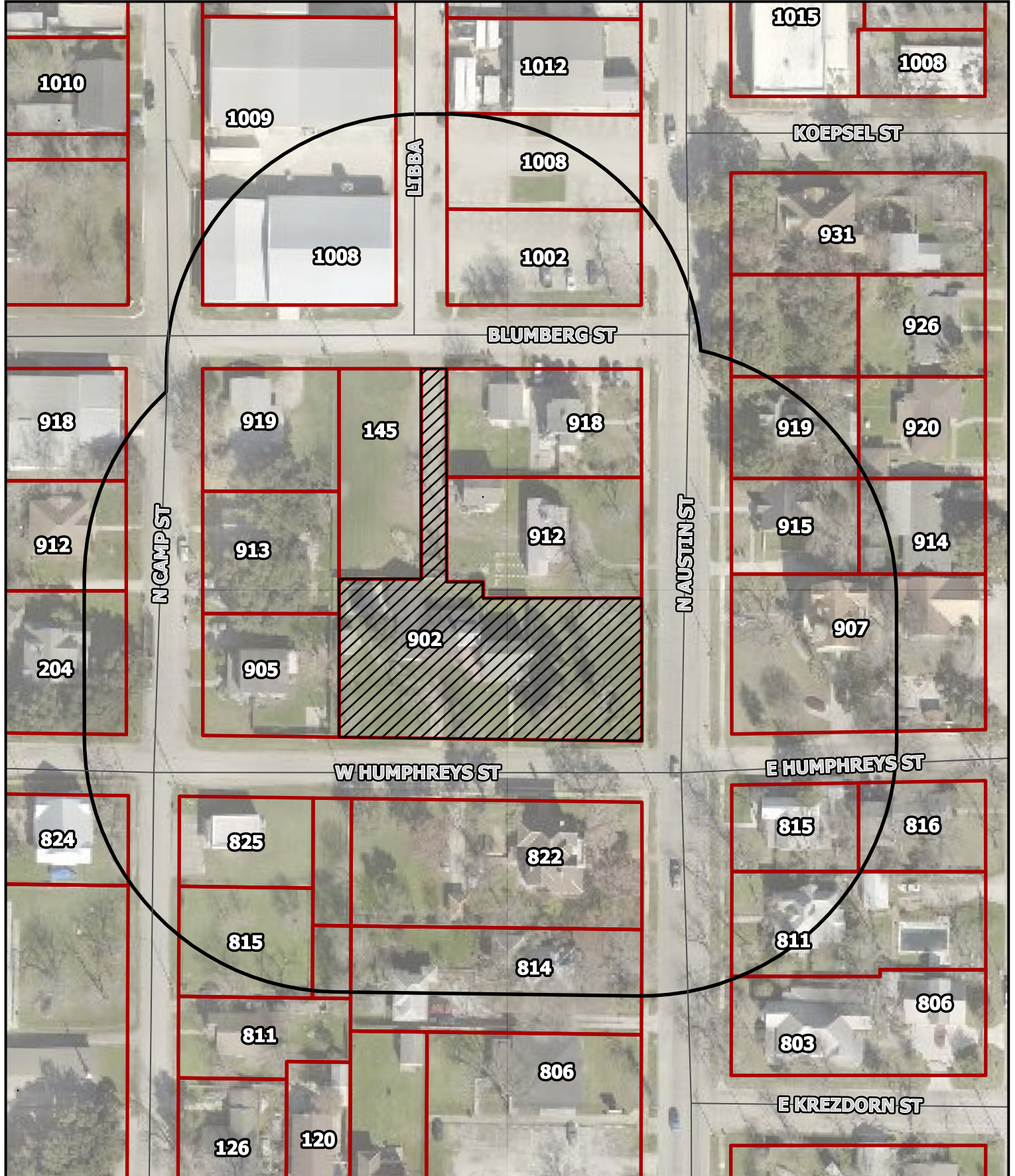
This property is located within the Downtown Core classification of the City's Future Land Use Plan which encourages lower density residential uses and low impact commercial use.

### **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.



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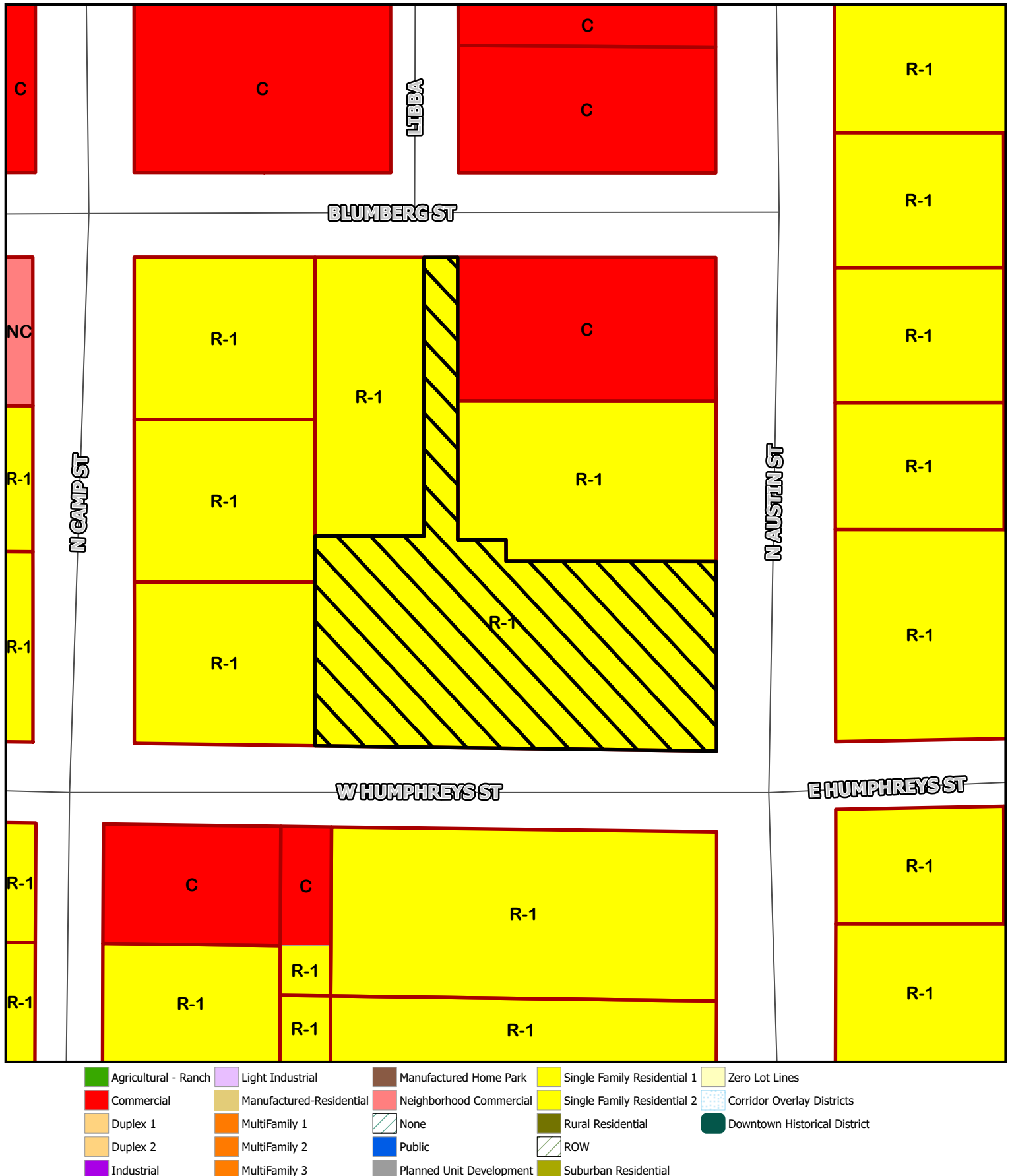
 Site Location

1 inch = 100 feet

Printed: 3/14/2025

# ZONING MAP

**ZC 07-25 902 N. Austin St.**



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## Site Location

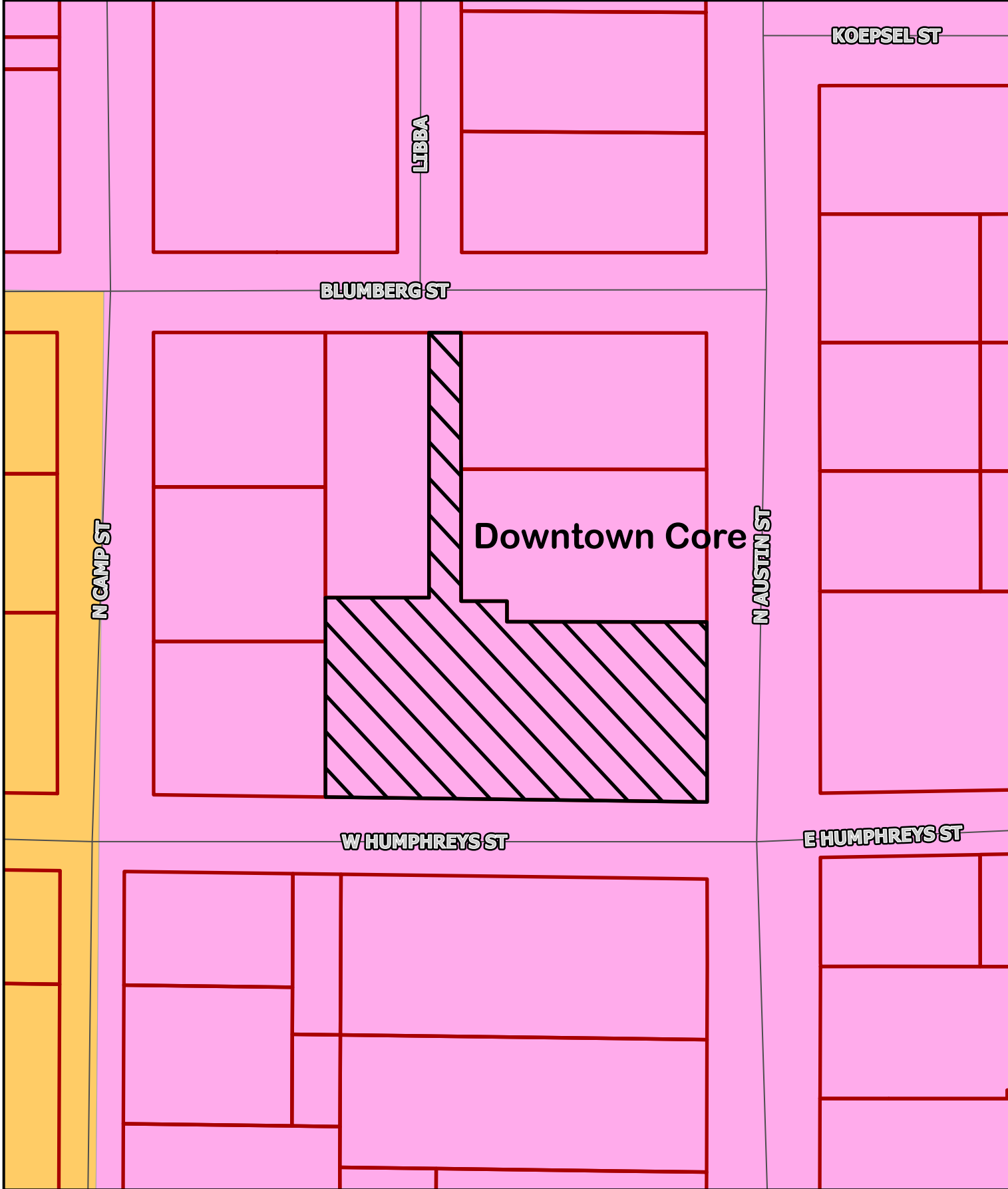


Parcel

1 inch = 75 feet

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Site Location



Parcel

1 inch = 80 feet  
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