



## PLANNING & CODES

ZC 04-24 Staff Report  
503 S. Austin St.  
R-1 to NC

**Applicant:**

Joseph H & Deborah D  
Pedigo  
503 S. Austin St.  
Seguin, TX 78155

**Property Owner:**

Joseph H & Deborah D  
Pedigo  
503 S. Austin St.  
Seguin, TX 78155

**Property Address/Location:**

503 S. Austin St.  
Seguin, TX 78155

**Legal Description:**

LOT: 1 2; N 20' OF 7,8 BLK:  
135 ADDN: INNER  
Property ID: 27867

**Lot Size/Project Area:**

0.2614 Ac.

**Future Land Use Plan:**

Downtown Core

**Notifications:**

Mailed: May 30, 2024  
Newspaper: May 26, 2024

**Comments Received:**

None at time of printing

**Staff Review:**

Armando Guerrero  
Planning Manager

**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
<b>N of Property</b>	C	Single family residence
<b>S of Property</b>	R-1	Single family residence
<b>E of Property</b>	R-1	Single family residence
<b>W of Property</b>	P	St. James Catholic School

**SUMMARY OF STAFF ANALYSIS:**

The applicant is requesting a zoning change from Single-Family Residential (R-1) to Neighborhood Commercial (NC) to allow for a proposed Bed and Breakfast use at this location. The property owners will reside at the location while these individual rooms are rented out. The presence of the property owner on site would deter any action or behavior that would disrupt the neighbors or neighborhood. The applicant would be required to arrange for adequate parking to accommodate for the four (4) rooms that are being proposed to be rented out, the applicant would be required to ensure that the guest park in the arranged parking spaces and not along the street within the neighborhood.

**CRITERIA FOR ZONING CHANGE:**

**Consistency with the future land use plan** – Yes, Neighborhood Commercial uses encouraged within the Downtown Core.

**Compatible with existing and permitted uses of surrounding property** – Yes, proposed use would be residential.

**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 allowing for low impact commercial use.

**Other factors that impact public health, safety, or welfare** – Parking.

## PLANNING DEPARTMENT ANALYSIS

### **SITE DESCRIPTION**

The existing home was constructed in 1923 and contains a basement (510sqft), attached garage (420sqft), a main floor area (2,226sqft), and a second-floor area (1,777sqft). The applicant purchased the property in March of 2020, and since then has performed renovations on both floors of the house adding additional bathrooms, kitchen, gathering/dining/sunroom area, laundry area, and a staircase to the backyard. There are four (4) rooms located on the second floor that would be rented out for the proposed bed and breakfast use.

This home is located on the corner of south Austin Street and east Live Oak Street in an established neighborhood in close to the Downtown Historic District. The current zoning of the property only allows for a single-family home, which can be owner occupied or rented by a single family.

### **CODE REQUIREMENTS:**

A zoning change to Neighborhood Commercial (NC) would allow for a bed and breakfast use at this location. The proposed bed and breakfast use would also be allowed in the current zoning of Single-Family Residential (R-1), with the approval of a Specific Use Permit (SUP).

Bed and Breakfast is defined in the Unified Development Code (UDC) as, *“an owner-occupied private home of historic interest, which offers lodging for paying guests, which may serve meals to these guests, and which allows for limited social functions as regulated by a Specific Use Permit, Limited Use Permit, or otherwise required by the UDC.”*

The proposed bed and breakfast use will be required to meet all development standards and requirements currently in place to operate at this location.

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

Neighborhood Commercial (NC) allows residential or low-impact commercial. To the north of this property is a commercially zoned property that is being utilized as a residence; to the east and south are residential homes zoned Single-Family Residential (R-1); Public (P) zoning is across South Austin Street. The site as a Bed and Breakfast would still be residential in nature, with the owners of the home residing in the home and renting rooms located on the second floor. However, the Neighborhood Commercial (NC) zoning also allows for commercial uses shown in section 3.4.3 Land Use Matrix of the City's UDC.

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

Parking would have to be addressed for any proposed use.

### **COMPREHENSIVE PLAN (The Future Land Use Plan):**

This property is located within the Downtown Core of the City's Future Land Use Plan which includes Seguin's historic center, where residential and commercial uses mix vertically and horizontally. High-density development should promote walkability to ensure pedestrian interaction with Downtown establishments along the street. Neighborhood Commercial use would be appropriate if consistent with the scale and form of other Downtown tracts.

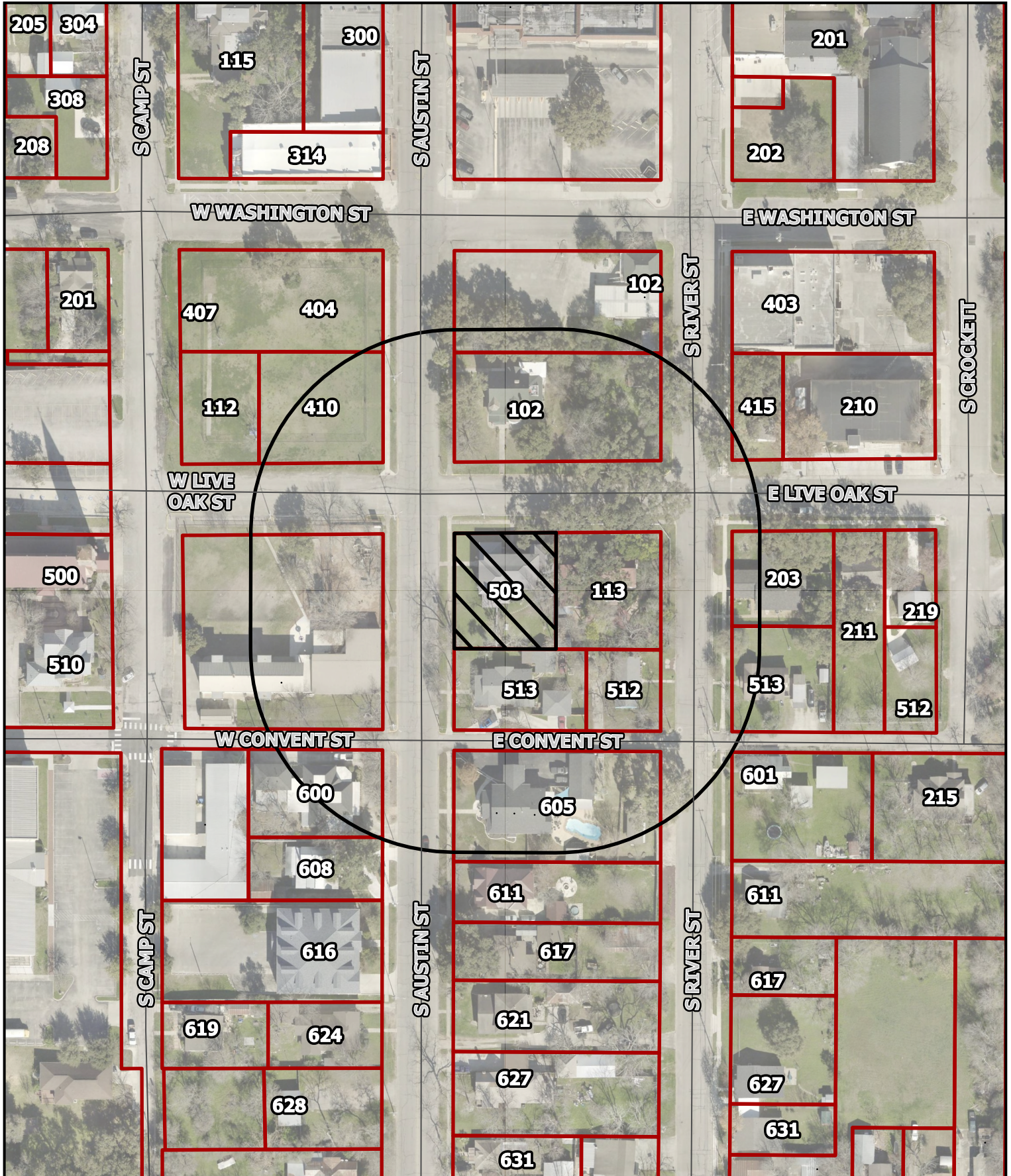
### **TRAFFIC (STREET FRONTAGE & ACCESS):**

This property contains frontage along South Austin St and East Live Oak St. Existing access is taken from Live Oak St. Any proposed driveway access along South Austin St. would require permitting and approval through TxDOT.



# LOCATION MAP

ZC 04-24 503 S. Austin St.



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Site Location  
200' Buffer  
Parcel

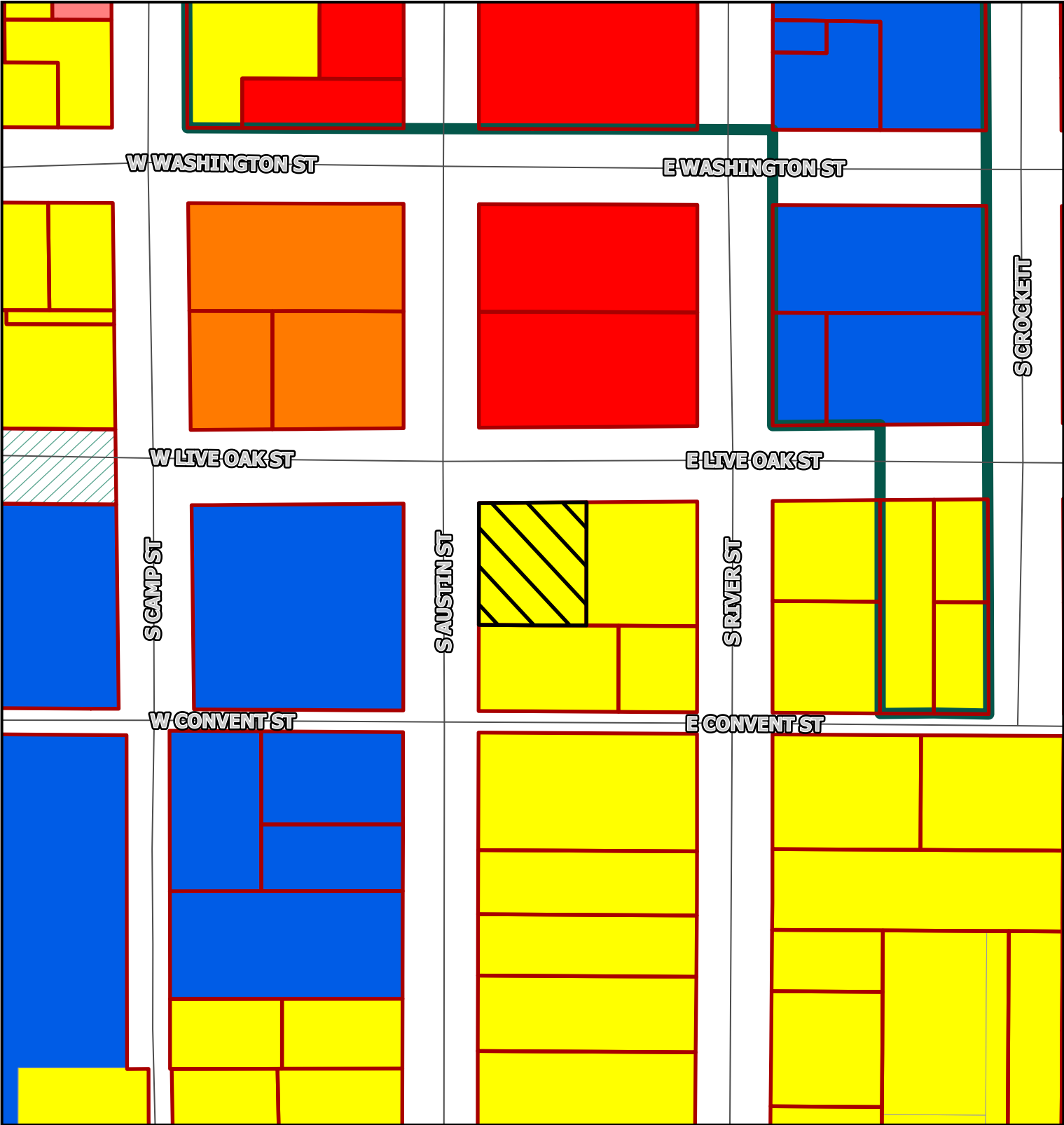
1 inch = 125 feet

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ZONING MAP

ZC 04-24 503 S. 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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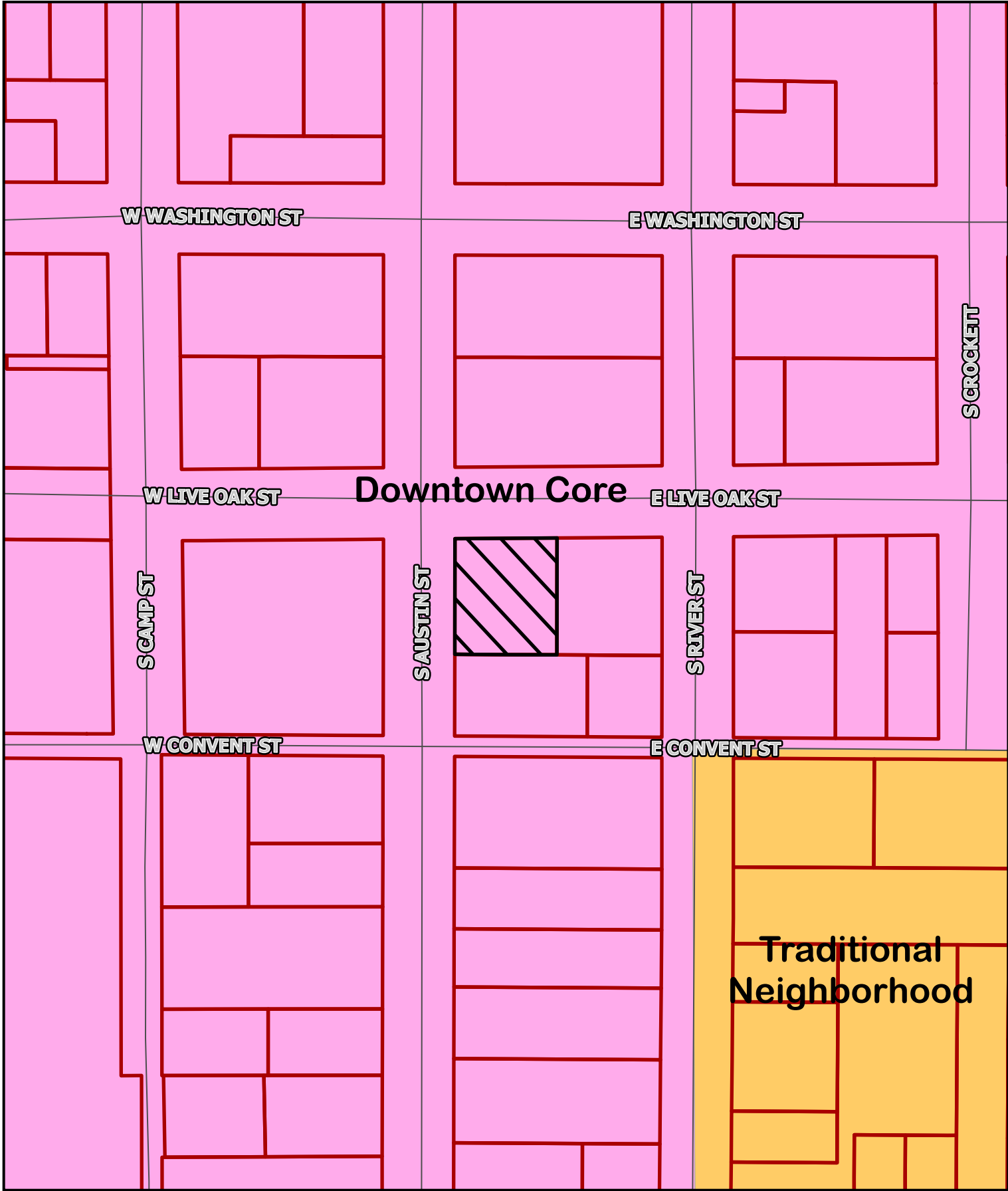
Site Location



Parcel

1 inch = 125 feet

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Site Location



Parcel

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