

MEMORANDUM

To: City of Seguin Mayor and Council Members
Steve Parker, City Manager

From: Pamela Centeno, Director of Planning & Codes

Through: Rick Cortes, Deputy City Manager

Subject: **ZC 04-24 (503 S. Austin)**
Zoning Change from Single-Family Residential (R-1) to Neighborhood Commercial (NC)

Date: June 25, 2024

The City of Seguin received an application for a zoning change for the lot located at 503 S. Austin Street. The applicant is proposing to operate the existing home as a bed and breakfast. The lot is currently zoned Single-Family Residential. Rezoning the property to Neighborhood Commercial would allow use of the property for a bed and breakfast or for other small-scale commercial uses. Staff evaluated the zoning request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The Future Land Use Plan identifies the property to be within the Downtown Core District. Neighborhood commercial land uses are recommended within this district.
- The property is located just south of the Downtown Historic District. The zoning to the north and west is commercial and public. A residential neighborhood with R-1 zoning is located to the east and south of the property. Land uses are mixed in the area, with a private school to the west, commercial offices to the northeast, and single-family homes in the surrounding neighborhood.
- The lot fronts S. Austin Street but is accessed from E. Live Oak Street, which is a local minor street. Off-street parking is required per the parking schedule in Section 5.3.5 of the UDC. The applicant has obtained a parking agreement with the owner of the parking lot on E. Washington Street.

Staff presented their findings to the Planning and Zoning Commission on June 11, 2024. Following the public hearing, the Commission voted to recommend approval of the zoning change to Neighborhood Commercial (NC). Attached please find copies of the Staff Report, map exhibit showing the affected area, Final Report of the Commission, and the proposed Ordinance for the zoning change.