

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 32-21 (1207 N. Austin St.)**
Zoning Change from Single-Family Residential to Commercial

Date: December 28, 2021

A request for a zoning change has been submitted to the City of Seguin for the properties located at 1207 N. Austin Street. The request is for the site of the Weinert House. The properties have been rezoned between Single-Family and Commercial numerous times over the past years. The current property owner is proposing to create short-term overnight lodging with numerous rooms in both the existing structures and proposed new tiny homes/cabins. Overnight lodging with multiple rooms for rent are classified as a hotel/motel use, which requires Commercial zoning. The properties to the north, west, and south are commercial, with a residential neighborhood to the east.

Staff presented a favorable recommendation to the Planning and Zoning Commission on December 14, 2021. Following a public hearing, the Commission voted to recommend approval of the zoning change request. Attached please find copies of the Staff Report, map exhibit showing the affected area, the Final Report of the Commission, and the Ordinance for the zoning change.