

MEMORANDUM

To: City of Seguin Mayor, Council Members, and City Manager
From: Pamela Centeno, Director of Planning & Codes
Through: Rick Cortes, Deputy City Manager
Subject: **ZC 07-25 (902 N. Austin St.- Prop ID 22854), Zoning Change from R-1 to NC**
Date: April 28, 2025

Background

The City of Seguin received a zoning change request for the property located at 902 N. Austin Street. The property, which is approximately 0.72 acres, is the site of an existing single-family residential home. The applicant has requested to rezone the property to Neighborhood Commercial to convert the site from a residential use to a small-scale commercial use. Staff evaluated the zoning request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The property is located within the Downtown Core district of the Future Land Use Plan, which supports neighborhood commercial land uses if it promotes walkability and pedestrian interaction.
- This property is north of the Downtown Historic District. The areas near the property are a mix of residential, commercial, and public land uses. Neighborhood commercial zoning would allow for various types of small-scale, low-impact commercial, retail, personal service, and office uses.
- The property has a Recorded Texas Historic Landmark designation. The property owners must notify the Texas Historic Commission (THC) prior to altering the exterior of the structure.
- The property has street frontages on W. Humphreys, N. Austin, and Blumberg streets.

Action Requested

Staff is requesting action on the applicant's request to rezone the subject property to Neighborhood Commercial.

Recommendation

Staff presented the zoning change request to the Planning and Zoning Commission on April 8, 2025. Following a public hearing the Commission voted 8-0 to recommend approval of the zoning change request to Neighborhood Commercial.

Attachments

- Final Report of the Planning & Zoning Commission
- ZC 07-25 Staff Report
- Map Exhibits of the Subject Property
- Draft Ordinance