



PLANNING & CODES

ZC 13-25 Staff Report 822 N. Austin St Zoning Change C to R-1

Applicant:

Peter Blum
822 N Austin Street
Seguin, TX 78155

Property Owner:

Peter Blum and Diana Esteves
822 N Austin Street
Seguin, TX 78155

Property Address/Location:

822 N Austin Street
Seguin, TX 78155

Legal Description:

LOT: 23 & 27 N 12' OF E 30
OF; E 30' OF 28 BLK: 249
ADDN: FARM .59 AC
Property ID: 22758

Lot Size/Project Area:

Approx. 0.053 acres out of a
.59 acre tract

Future Land Use Plan:

Downtown Core

Notifications:

Mailed: May 1, 2025
Newspaper: April 23, 2025

Comments Received:

None at time of publication

Staff Review:

Kyle Warren
Planner

Attachments:

- Location Map
- Existing Zoning Map
- Future Land Use Plan Map

REQUEST:

A zoning change request from Commercial (C) to Single-Family Residential (R-1).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	C	Residential Dwelling
N of Property	R-1	Residential Dwelling
S of Property	R-1	Residential Dwelling
E of Property	R-1	Residential Dwelling
W of Property	C	Travel agency

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant is requesting a zoning change request for the property located at 822 N. Austin St. The site is currently zoned Commercial (C) and Single-Family Residential (R-1) and contains a single-family home. The applicant is seeking to rezone the property for the purpose of unifying the lot as one zoning type so accessory structures to Single family homes can legally be permitted there.

Consistency with the future land use plan – Single family homes are supported in the Downtown Core FLUP if consistent in scale and form with other downtown tracts.

Compatible with existing and permitted uses of surrounding property – Yes, proposed use would be residential. This lot contains an existing residential home, and existing residential use can be seen along N. Austin Street and W. Humphries Street.

Adverse impact on surrounding properties or natural environment – None specifically identified.

Proposed zoning follows a logical and orderly pattern – Yes, residential zoning allows for continued residential use, while unifying the lot in a singular zoning type.

Other factors that impact public health, safety, or welfare – None specifically identified.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The property at the corner of W. Humphries and N. Austin Streets has contained its original zoning designation since the adoption of zoning in 1989. The lot it is located on however is mostly residentially zoned with 100' feet of frontage on N Austin Street and 258 feet of depth. Only .05 acres out of the .59 acres of the property is zoned commercial. This site has been a single-family home in use since Seguin's adoption of zoning.

CODE REQUIREMENTS:

Code requirements in Section 3.4.3 (Land Use Matrix) of the City's Unified Development Code require the property to be zoned R-1 Single-Family Residential if an accessory structure is to be built at the location.

A zoning change request to Single-Family Residential (R-1) would allow residential use by right and would bring the site into conformance for any proposed accessory structure of the existing home.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

This property is bordered by Commercial (C) zoning and use to the west and Single-Family Residential (R-1) zoning and use to the north, east, and south. N. Austin Street has eight other residential lots, adjacent to or near the property in question.

COMPREHENSIVE PLAN (FUTURE LAND USE PLAN):

The property is located within the Downtown Core district of the City's FLUP. Residential developments within The Downtown Core should be consistent in scale with other downtown tracts. The Downtown Core includes Seguin's historic center, where residential and commercial uses mix vertically and horizontally.

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

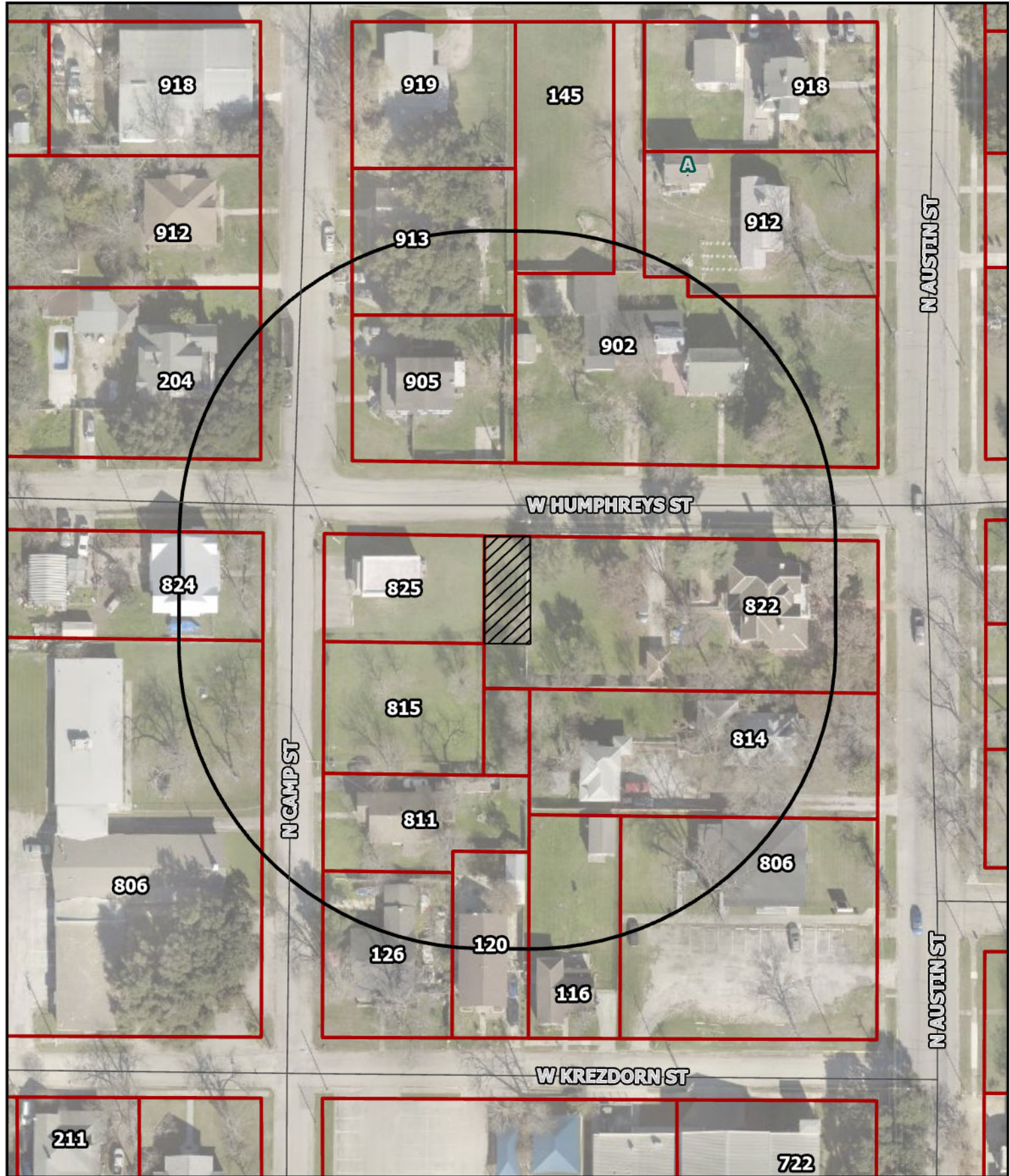
No health, safety or environmental issues have been identified for these properties.

TRAFFIC (STREET FRONTAGE & ACCESS):

This property has an existing frontage on both N. Austin Street and W. Humphreys Street.

LOCATION MAP

ZC 13-25 822 N AUSTIN ST.



This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.



 Site Location

1 inch = 83 feet

Printed: 4/10/2025

ZONING MAP

ZC 13-25 822 N 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	

This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.



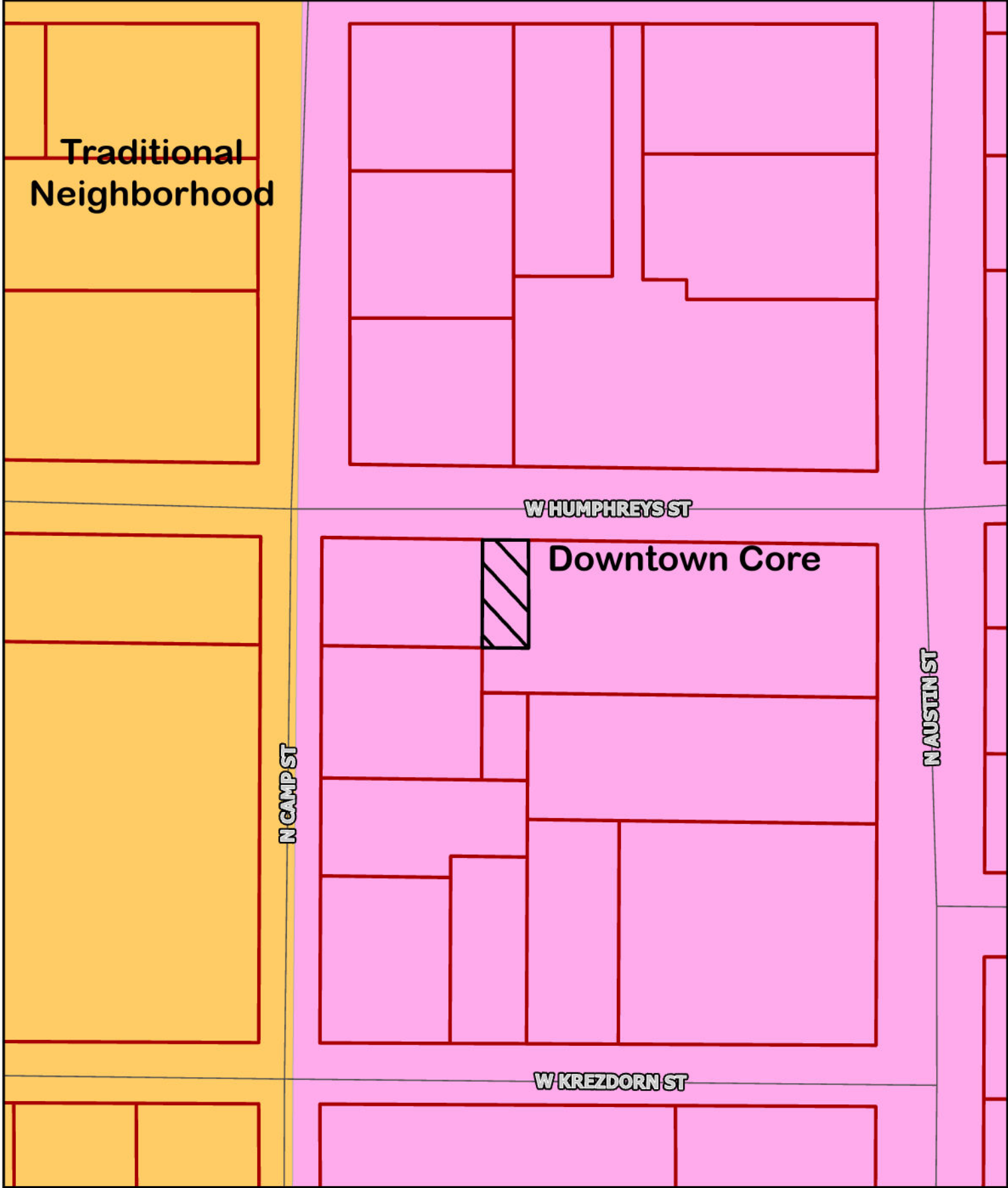
Site Location



Parcel

1 inch = 83 feet

Printed: 4/15/2025



This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.



Site Location



Parcel

1 inch = 83 feet

Printed: 4/15/2025