



**PLANNING & CODES**

**ZC 13-24 Staff Report  
1321 Peach St.  
R-1 to C**

**Applicant:**

Malorie Scaramozi  
Pecan Country Chiropractic  
1300 N. King St.  
Seguin, TX 78155

**Property Owner:**

TKG HOLDINGS LLC

**Property Address/Location:**

533 E. Court St.  
Seguin, TX 78155

**Legal Description:**

Pine St. Common Lot 6  
0.3004 Ac.  
Property ID: 187580

**Lot Size/Project Area:**

.3004 Ac.

**Future Land Use Plan:**

Traditional Residential

**Notifications:**

Mailed: 09/26/2024  
Newspaper: 09/22/2024

**Comments Received:**

None

**Staff Review:**

Melissa Zwicke  
Planner

**Attachments:**

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

**REQUEST:**

A Zoning Change request from Single Family Residential (R-1) to Commercial (C).

**ZONING AND LAND USE:**

|                         | Zoning | Land Use                   |
|-------------------------|--------|----------------------------|
| <b>Subject Property</b> | R-1    | Undeveloped                |
| <b>N of Property</b>    | R-1    | Undeveloped                |
| <b>S of Property</b>    | C      | Zella’s Liquor Store       |
| <b>E of Property</b>    | C      | Pecan Country Chiropractic |
| <b>W of Property</b>    | C      | Commercial Business        |

**SUMMARY OF STAFF ANALYSIS:**

The property, located at 1321 Peach St., is currently zoned Single Family Residential. The applicant is proposing to rezone the lot to Commercial (C). The applicant is an owner of Pecan Country Chiropractic that sits directly to the East. With the approval of the zone change, the applicant plans to expand the business to 1321 Peach Street with the development of a holistic wellness center.

**CRITERIA FOR ZONING CHANGE:**

**Consistency with the future land use plan** –The Traditional Residential classification encompasses this area; however, it is supportive of neighborhood-scaled commercial services.

**Compatible with existing and permitted uses of surrounding property-** There are commercially zoned properties west, east, and south of this location.

**Adverse impact on surrounding properties or natural environment** – None Identified.

**Proposed zoning follows a logical and orderly pattern** – Commercial zoning is logical at this location. It is bordered by commercial properties on three sides.

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

## **PLANNING DEPARTMENT ANALYSIS**

### **SITE DESCRIPTION**

This site has its original zoning designation of R-1 from the original zoning in 1989. It is lot 6 of Pine St. Common Subdivision that was platted August 4, 2022. The lot dimensions meet the minimum requirements for Commercial zoning. The lot frontage is 90.54' and the lot depth is 144.67'. The minimum lot frontage requirements for Commercial zoning is 50' and the minimum lot depth is 100'.

### **CODE REQUIREMENTS:**

According to the UDC Section 3.4.3 Land Use Matrix, Single Family Residential zoning significantly limits anything other than new and existing single-family dwellings. Medical offices, clinics, or labs are not permitted in R-1 zoning. However, Commercial zoning does permit these types of businesses.

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

The Surrounding uses are both commercial and residential. The properties directly to the north are zoned single family residential and currently void of structures. The properties to the west, east and south are zoned commercial and in use. As mentioned previously, the existing business at 1300 N King St., Pecan Country Chiropractic, plans to expand their medical business to 1321 Peach St.

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

No health, safety and general welfare issues have been identified.

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

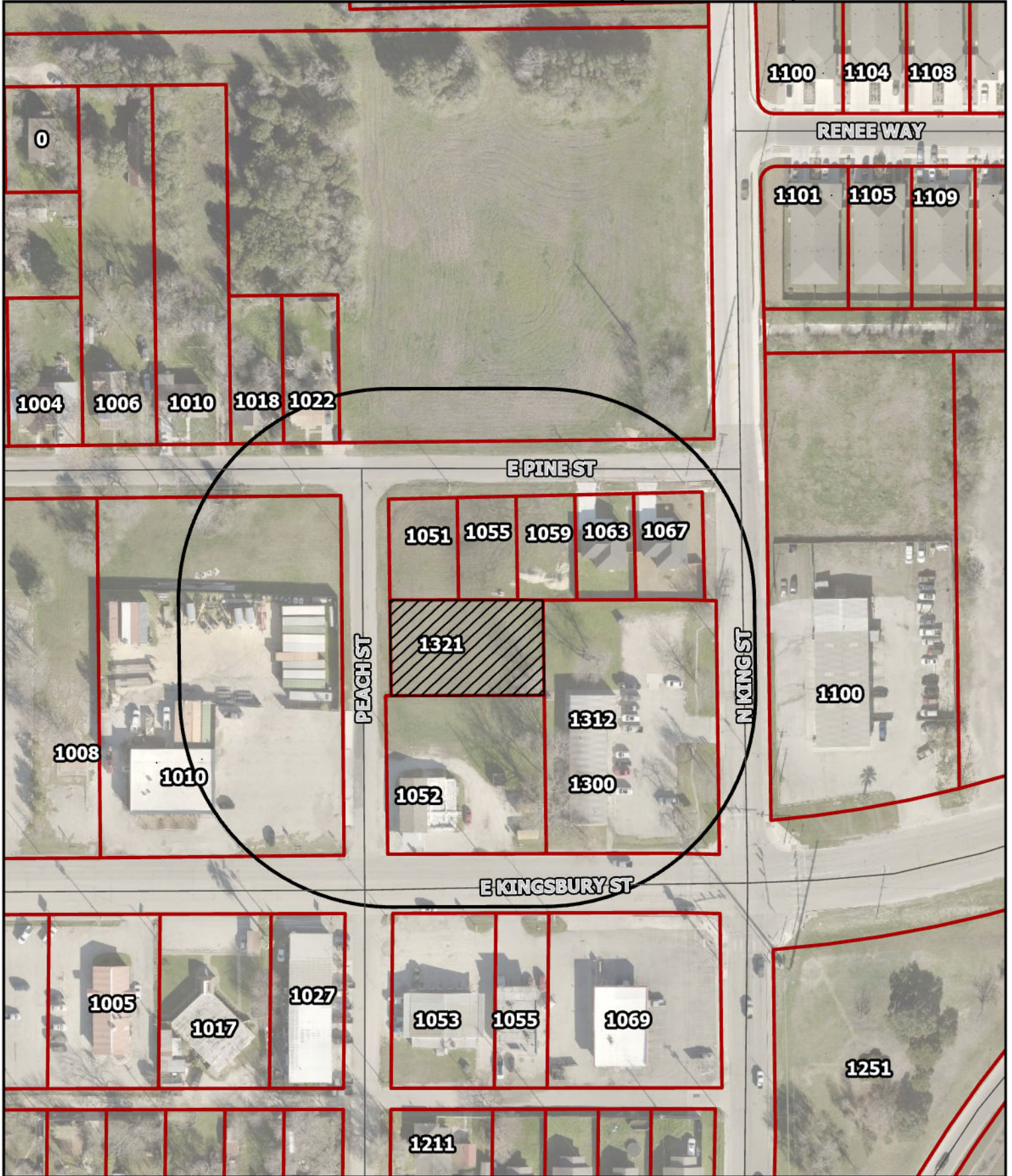
The property is in the Traditional Residential District of the Future Land Use Plan, which does support neighborhood-scale commercial services. This district is intended for various neighborhood-scale commercial businesses that support nearby residential communities.

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

The lot has a frontage and access on Peach St., a city street.

# LOCATION MAP

# ZC 13-24 (PID# 187580) 1321 Peach St.



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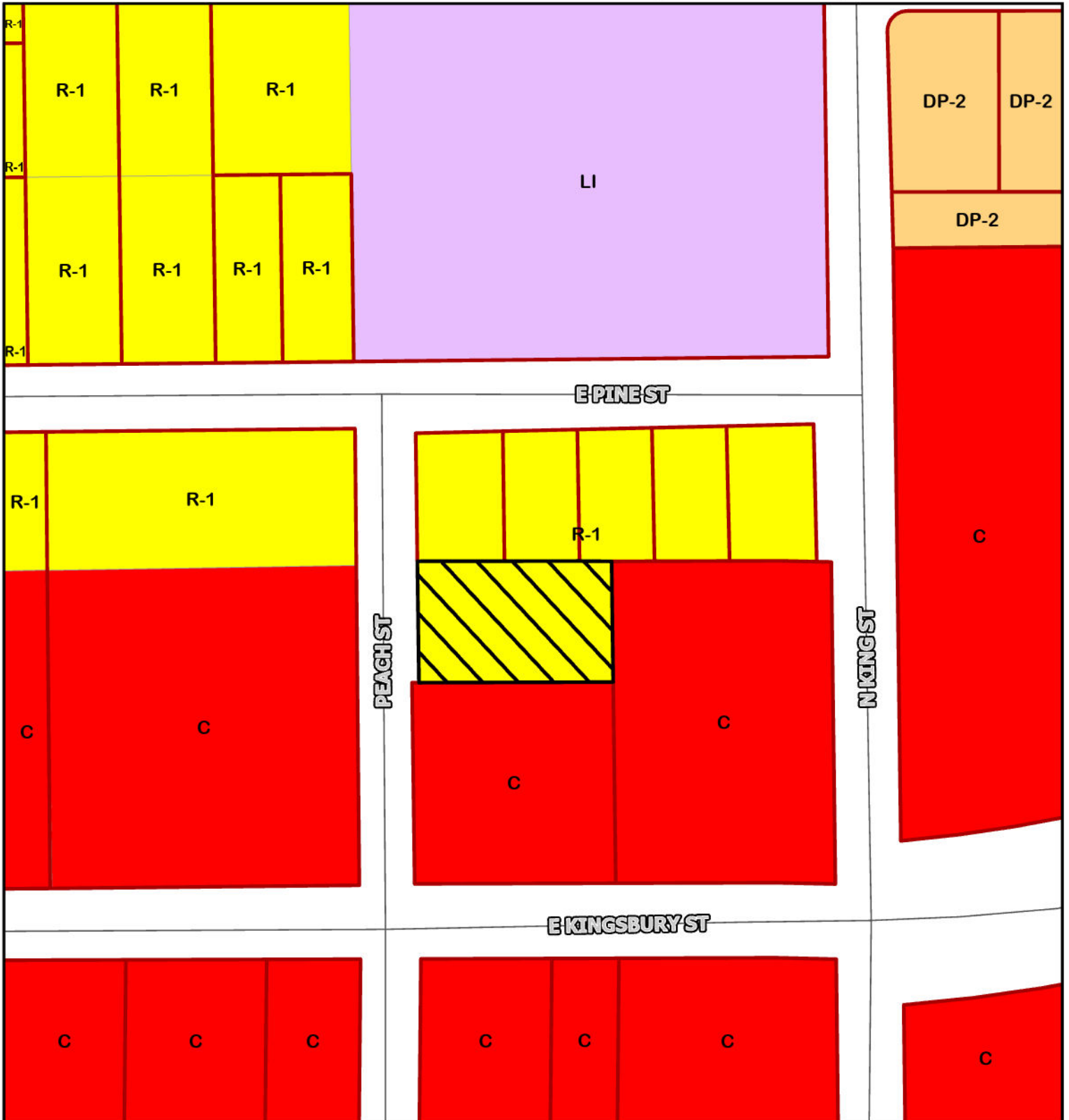
 Site Location

1 inch = 120 feet

Printed: 9/3/2024

# ZONING MAP

ZC 13-24 (PID# 187580) 1321 Peach 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 = 100 feet

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**Site Location**



**Parcel**

1 inch = 130 feet

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