

Seguin Main Street Program
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MEMORANDUM

To: Mayor and City Council Members
Douglas G. Faseler, City Manager

From: Kyle Kramm
Main Street Program Director

Through: Rick Cortes
Assistant City Manager

Subject: Expansion of the Downtown Historic District and Reinvestment Zone

Date: November 10, 2015

On July 14, 2015, the City of Seguin Main Street Program received a request for the expansion of Seguin's Downtown Historic District to incorporate the Seguin Conservation Society's properties located at 415 South River Street, 512 South Crockett Street, and 211 East Live Oak Street; or commonly referred to as Heritage Village. As you can see in the attached map, the current southern boundary for the district is Washington Street. The proposed request would extend the boundary south to Convent Street.

Historic districts must be consecutive, meaning that in addition to incorporating the Seguin Conservation Society's property, the Southwestern Bell building and Guadalupe County's Ag Extension Office would also be incorporated into the district. Both property owners were notified of the possible inclusion of their properties in the historic district and given time to provide any feedback. Per the Unified Development Code, the request for the expansion of a historic district has been approved by the boards of the Seguin Conservation Society, the Guadalupe County Historical Commission, the Historic Design Review Committee, and the Seguin Planning and Zoning Commission with the Seguin City Council being the final approval required.

As the Downtown Historic District is overseen by both the local and state Main Street Programs, the Texas Main Street staff and the Seguin Main Street Advisory Board have discussed and approved the district's expansion.

Inclusion of these properties in the Downtown Historic District will require them to follow the design guidelines and policies overseeing development in downtown Seguin and allow the

owners to take advantage of the available incentives for downtown properties. In order for the property owners to take advantage of the incentives for downtown properties, the downtown reinvestment zone will need to be amended as well to incorporate the new blocks.

Please find attached the application from the Seguin Conservation Society for the expansion of the Downtown Historic District, a map showing the proposed boundaries of the district, and an ordinance authorizing the expansion of the district and reinvestment zone.