

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 13-25 (822 N. Austin- Prop ID 22758)**
Zoning Change from C to R-1
Date: May 27, 2025

Background

The City of Seguin received a zoning change request for a portion of the property located at 822 N. Austin Street. The property is approximately 0.59 acres. The majority of the property is zoned R-1, consistent with the existing home on the property. A small portion of the property is zoned Commercial. The current lot configuration includes portions of the lots to the west that were acquired in 1983. The residential lot has been in this configuration since 1983. Zoning was adopted in Seguin in 1989. Staff has verified that the small western portion of the property that is zoned Commercial remained unfenced until recently. It appears that the zoning followed the original lot lines and the original fence. The property owner has recently fenced the entirety of the tract that he owns for residential use and has requested a zoning change to R-1 to bring the entire property into a singular zoning designation for residential 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. Single-family residential uses are supported in the district based on the consistency of the scale of the tract and existing residential tracts in the area. This is an existing single-family residential lot with split zoning. The portion subject to rezoning is not large enough for a commercial use.
- There are residential and commercial land uses and zoning districts on the block, which is consistent with city blocks near the Downtown Historic District. This property has an existing residential use, which is one of six homes on the block. There are also two commercial buildings on the block.
- The portion of the property subject to the request is located on W. Humphreys Street.

Action Requested

Staff is requesting action on the applicant's request to rezone a portion of the subject property to Single-Family Residential (R-1).

Recommendation

Staff presented the zoning change request to the Planning and Zoning Commission on May 13, 2025. Following a public hearing the Commission voted 6-0-0 to recommend approval of the zoning change request to Single-Family Residential (R-1).

Attachments

- Final Report of the Planning & Zoning Commission
- ZC 13-25 Staff Report
- Map Exhibits of the Subject Property
- Draft Ordinance