

MEMORANDUM

To: City of Seguin Mayor, Council Members, and City Manager
From: Pamela Centeno, Director of Planning & Codes
Through: Melissa Reynolds, Assistant City Manager | City Engineer
Subject: **ZC 06-26 (3033 N. Austin St.- Prop ID 52382), Zoning Change from S-R to C**
Date: June 19, 2026

Background

The City of Seguin received a zoning change request for the property located at 3033 N. Austin Street. The property, which is approximately 0.98 acres, is the site of an existing single-family residential home. The applicant has requested to rezone the property to Commercial to convert the site from a residential use to a 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 Commercial Corridor district of the Future Land Use Plan, which supports commercial land uses along major corridors.
- The surrounding land uses are commercial, multi-family, and agricultural. An apartment complex was recently constructed to the east and north of this property. Located to the south is the Utilities Operation Center for the City of Seguin. The area to the west of this property, across Austin Street (SH 123 Bypass) is undeveloped.
- The property has street frontage on N. Austin Street & Stremmel Street.

Action Requested

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

Recommendation

Staff presented the zoning change request to the Planning and Zoning Commission on June 9, 2026. Following a public hearing the Commission voted 8-0-0 to recommend approval of the zoning change request to Commercial.

Attachments

- Final Report of the Planning & Zoning Commission
- ZC 06-26 Staff Report
- Map Exhibits of the Subject Property
- Draft Ordinance