

## 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 24-25 (700 Blk, Jefferson Ave)**  
**Zoning Change from P to R-1**  
**Date:** December 22, 2025

### **Background**

The City of Seguin received a zoning change request for a vacant property located in the 700 block of Jefferson Avenue (Prop ID 108755). The applicant is proposing to develop single-family residential lots on the 2.53-acre tract. Staff evaluated the zoning change request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The property is located within the Traditional Residential district of the Future Land Use Plan, which supports low- to medium- density residential land uses.
- The vacant lot is within a residential neighborhood, with an elementary school directly adjacent to the lot to the west.
- The property fronts and takes access from Jefferson Avenue, a local collector street.

### **Action Requested**

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

### **Recommendation**

Staff presented the zoning change request to the Planning and Zoning Commission on December 9, 2025. Following a public hearing the Commission voted 9-0-0 to recommend approval of the zoning change request to Single-Family Residential (R-1).

### **Attachments**

- Final Report of the Planning & Zoning Commission
- ZC 24-25 Staff Report
- Map Exhibits of the Subject Property
- Public Comment Forms from property owners within the 200' notification area
- Draft Ordinance