

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