



PLANNING & CODES

Planning and Zoning Commission Report

ZC 05-25

A Zone Change request from Single-Family Residential (R-1) to Commercial (C) was heard Tuesday April 8th, 2025, as ZC 05-25. Kyle Warren, Planner, presented the case.

Mr. Warren stated the applicant is requesting a zoning change from Single Family Residential (R-1) to Commercial (C) for a proposed parking lot expansion. The property, 218 N Vaughn Ave., is currently zoned Single Family Residential (R-1). The property has a single-family home on it and consists of 1 lot for a total area of .26 acres.

Mr. Warren then stated the proposed use of a parking lot is not permissible in Single-Family Residential zoning. The property would require a commercial zone change, followed by a replat with the property to the south or an SUP for a parking lot on a stand-alone commercial lot.

He stated the property is bordered by Single-Family zoning to the north, east, and west, with single family residences on all properties. To the south is commercial zoning where the Varsity Inn bar is located. The lot has a frontage and access on N Vaughn Ave., a city street.

Mr. Warren elaborated on the Future Land Use Plan, University Center which the property is in. The plan states- "Consideration should be given to developing approaches that help foster a stronger "town-and-gown" relationship, where the University's character and culture integrate with Seguin's communities to form a mutual identity." The University Center classification is supportive of regional Commercial when compatible in scale with the surrounding developments.

Mr. Warren then listed Criteria for the zoning change-

Consistency with the future land use plan –Consistent. The University Center classification encompasses this area; it is supportive of regional Commercial when compatible in scale with the surrounding developments.

Compatible with existing and permitted uses of surrounding property – There are commercial properties to the south of this location, namely Varsity Inn and Sonic. The property is adjacent to Single-Family Residences to the north, west, and across Vaughn Ave. These zoning types are occasionally seen adjacent this close to major throughfares (in this case Court Street).

Adverse impact on surrounding properties or natural environment – An increase of traffic to the property and a potential increase in noise are possible if the property becomes commercial.

Proposed zoning follows a logical and orderly pattern – Though the property is adjacent to R-1 (Single-Family Zoning) on three sides, it is not uncommon this close to major throughfares (in this case Court Street).

Other factors that impact public health, safety, or welfare – None identified.

Mr. Warren finished his presentation, and the regular meeting was recessed. A public hearing was held. The applicant, Arnold Ochoa came forward to say that the Varsity Inn needed more parking as its popularity has continued to grow. No one else from the public came forward to speak on the case.

The regular meeting was reconvened for action. After consideration of the staff report and all information given regarding Zoning Change (ZC 05-25), Commissioner Joe Pedigo moved that the Planning and Zoning Commission recommended approval of the zoning change from Single-Family Residential (R-1) to Commercial (C) at 218 N Vaughn Ave. Commissioner Kelly Schievelbein seconded the motion.

The following vote was recorded:

RECOMMENDATION TO APPROVE THE ZONING CHANGE TO COMMERCIAL

**MOTION PASSED
8-0-0**



Francis Serna, Planning Assistant


ATTEST: Kyle Warren, Planner



PLANNING & CODES

ZC 05-25 Staff Report
218 N Vaughn Ave.
R-1 to C

Applicant:

Arnold Ochoa
Varsity Real Estate LLC
956 W Court St.
Seguin, TX 78155

Property Owner:

Varsity Real Estate LLC

Property Address/Location:

218 N Vaughn Ave.
Seguin, TX 78155

Legal Description:

LOT: 15 BLK: 1057 ADDN:
WEST
Property ID: 46260

Lot Size/Project Area:

.26 Ac.

Future Land Use Plan:

University Center

Notifications:

Mailed: March 26, 2025
Newspaper: March 23, 2025

Comments Received:

None at publication

Staff Review:

Kyle Warren
Planner

Attachments:

- Location Map
- Existing Zoning Map
- Future Land Use Plan Map

REQUEST:

A Zoning Change request from Single Family Residential (R-1) to Commercial (C).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	R-1	Single-family home
N of Property	R-1	Single-family home
S of Property	C	Varsity Inn Bar/Sonic
E of Property	R-1	Single-family home
W of Property	R-1	Single-family home/open space

SUMMARY OF STAFF ANALYSIS:

The property, located at 218 N Vaughn Ave., is currently zoned Single Family Residential. The applicant is proposing to rezone the lot to Commercial (C). The applicant is the owner of The Varsity Inn that sits directly to the south. With the approval of the zone change, the applicant plans to replat the lot with the 956 W Court to expand the parking for Varsity Inn.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan –The University Center classification encompasses this area; it is supportive of regional Commercial when compatible in scale with the surrounding developments.

Compatible with existing and permitted uses of surrounding property- There are commercial properties to the south of this location, namely Varsity Inn and Sonic. The property is adjacent to Single-Family Residences to the north, west, and across Vaughn Ave. These zoning types are occasionally seen adjacent this close to major thoroughfares (in this case Court Street).

Adverse impact on surrounding properties or natural environment – An increase of traffic to the property and a potential increase in noise are possible if the property becomes commercial.

Proposed zoning follows a logical and orderly pattern – Though the property is adjacent to R-1 (Single-Family Zoning) on three sides, it is not uncommon this close to major thoroughfares (in this case Court Street).

Other factors that impact public health, safety, or welfare – None identified.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

This site was zoned R-1 in 2015 (ZC 23-15) from its original zoning of Mixed. It is lot 15 of block 1057 of the West addition. The lot dimensions meet the minimum requirements for Commercial zoning. The lot frontage is 72' and the lot depth is 154'. The minimum lot frontage requirement for Commercial zoning is 50' and the minimum lot depth is 100' with 6,000 square feet of area for an internal lot.

CODE REQUIREMENTS:

According to the UDC Section 3.4.3 Land Use Matrix, Single-Family Residential zoning significantly limits anything other than new and existing single-family dwellings. To expand the parking lot of Varsity Inn the property would need to be zoned Commercial

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The Surrounding uses are both commercial and residential. The properties directly to the north and west are zoned single family residential as well as across Vaughn Ave. All the properties have single family homes on them. The properties south are both zoned commercial and are commercial in use. As mentioned previously, these zoning types of Single-Family Zoning and Commercial Zoning are often seen adjacent this close to major throughfares

HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.)

No health, safety and general welfare issues have been identified.

COMPREHENSIVE PLAN (The Future Land Use Plan):

The property is in the University Center of the Future Land Use Plan. The plan states- "Consideration should be given to developing approaches that help foster a stronger "town-and-gown" relationship, where the University's character and culture integrate with Seguin's communities to form a mutual identity."

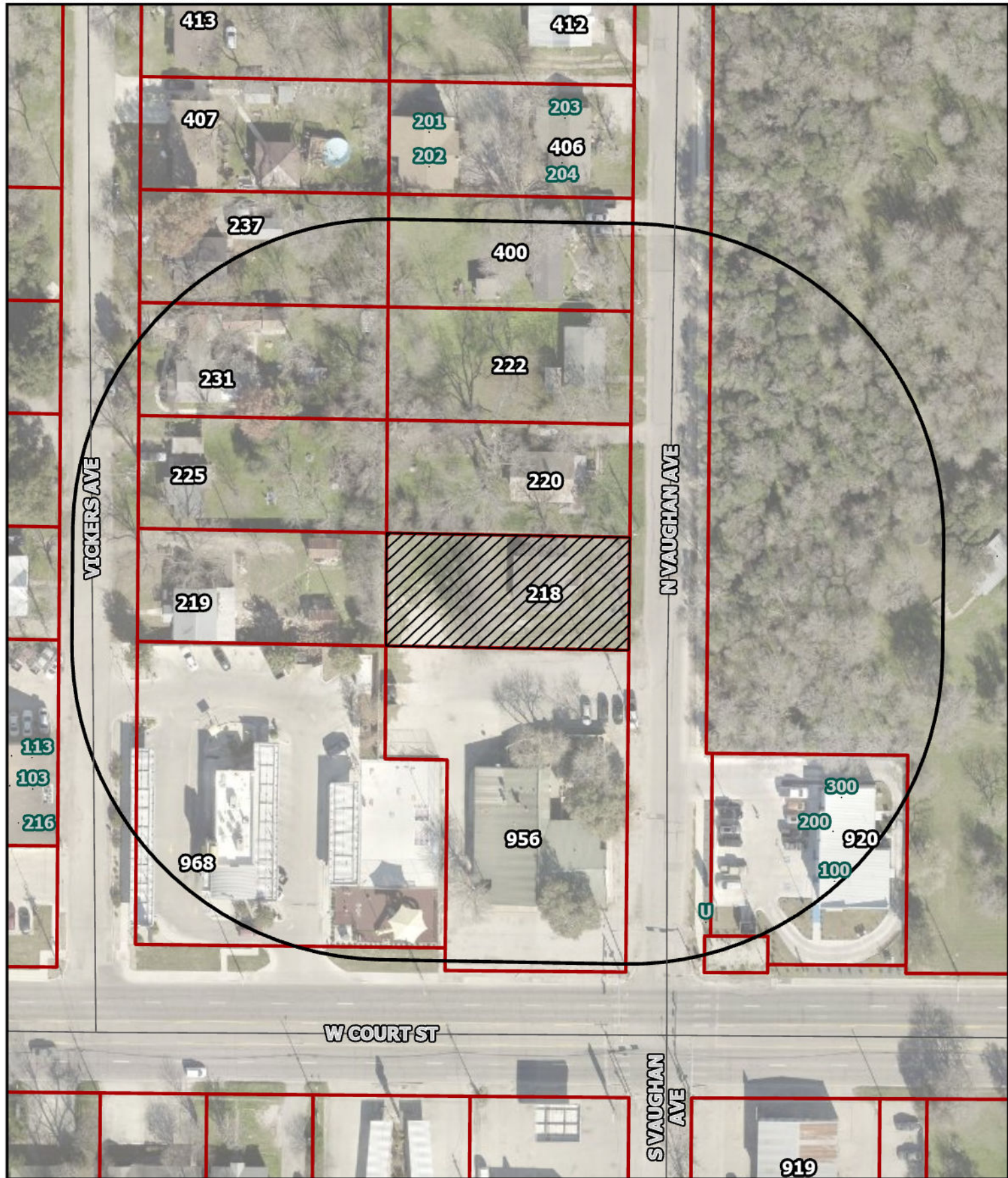
The University Center classification is supportive of regional Commercial when compatible in scale with the surrounding developments.

TRAFFIC (STREET FRONTAGE & ACCESS):

The lot has a frontage and access on N Vaughn Ave., a city street.

LOCATION MAP

ZC 05-25 218 N VAUGHN AVE.



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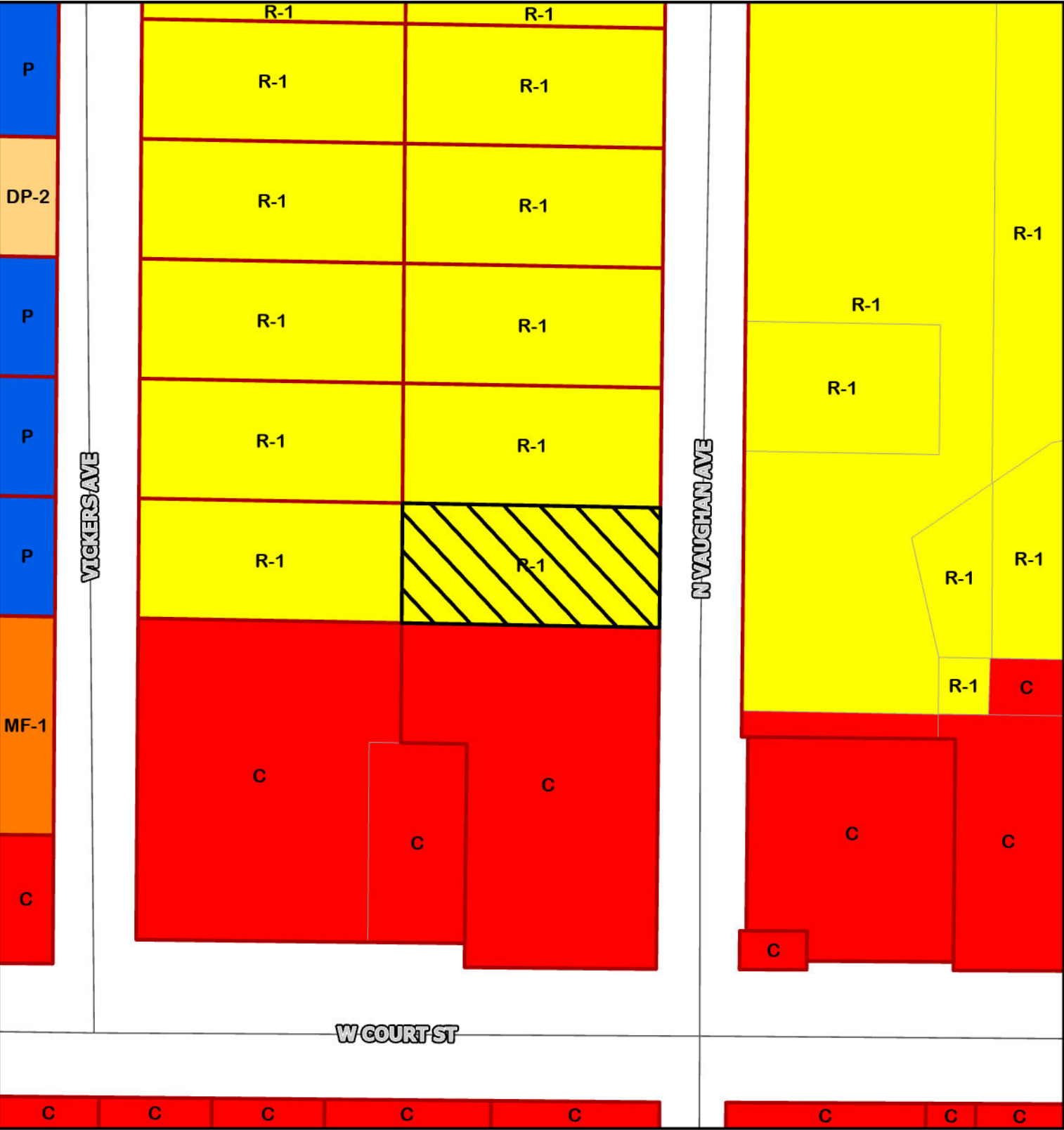
Site Location

1 inch = 81 feet

Printed: 3/14/2025

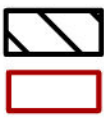
ZONING MAP

ZC 05-25 218 N VAUGHN AVE.



- | | | | | |
|----------------------|--------------------------|--------------------------|-----------------------------|------------------------------|
| Agricultural - Ranch | Light Industrial | Manufactured Home Park | Single Family Residential 1 | Zero Lot Lines |
| Commercial | Manufactured-Residential | Neighborhood Commercial | Single Family Residential 2 | Corridor Overlay Districts |
| Duplex 1 | MultiFamily 1 | None | Rural Residential | Downtown Historical District |
| Duplex 2 | MultiFamily 2 | Public | ROW | |
| Industrial | MultiFamily 3 | Planned Unit Development | Suburban Residential | |

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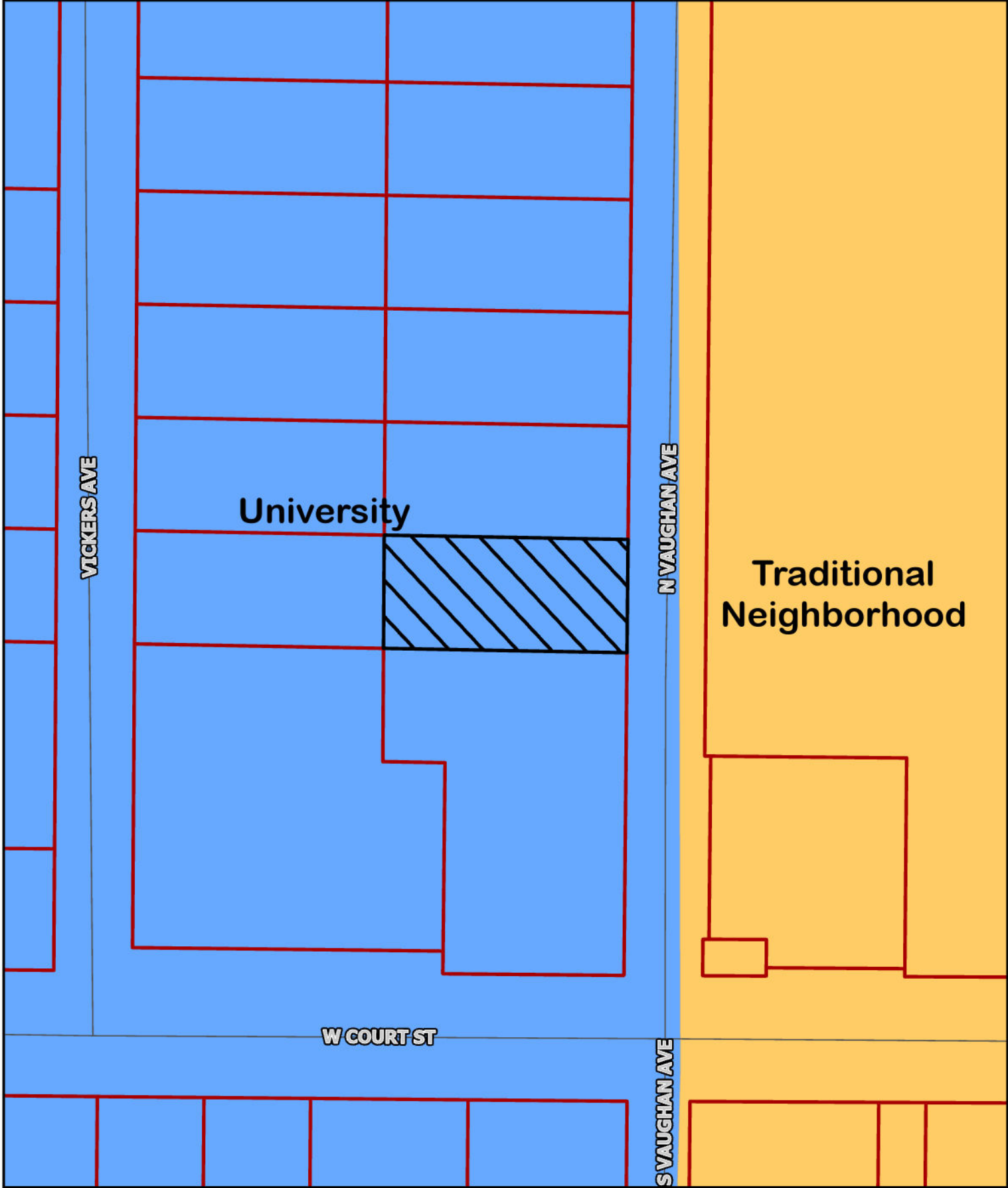
Site Location



Parcel

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**Site Location**

**Parcel**

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