



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 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.

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."

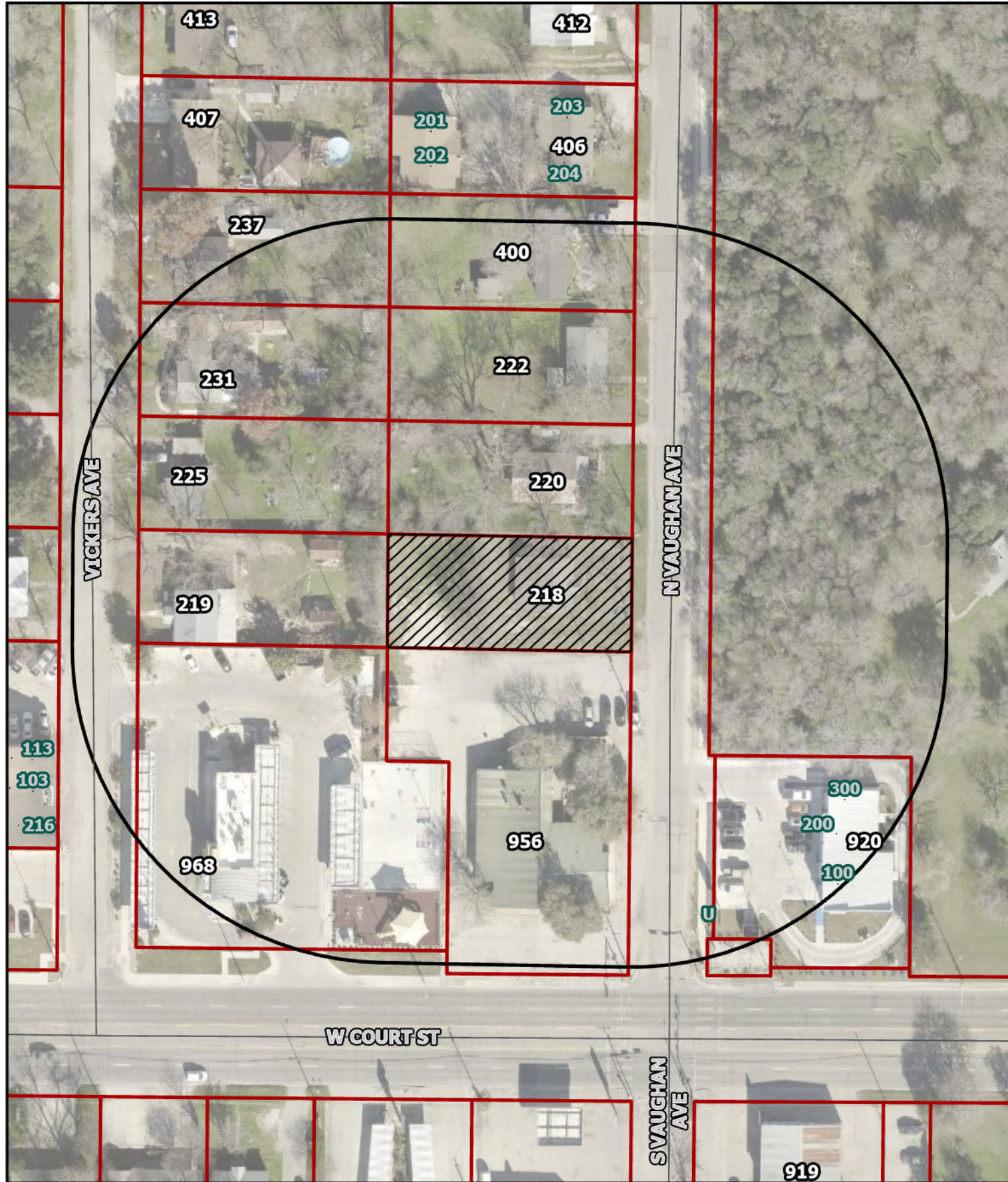
The University Center classification is supportive of regional Commercial when compatible in scale with the surrounding developments.

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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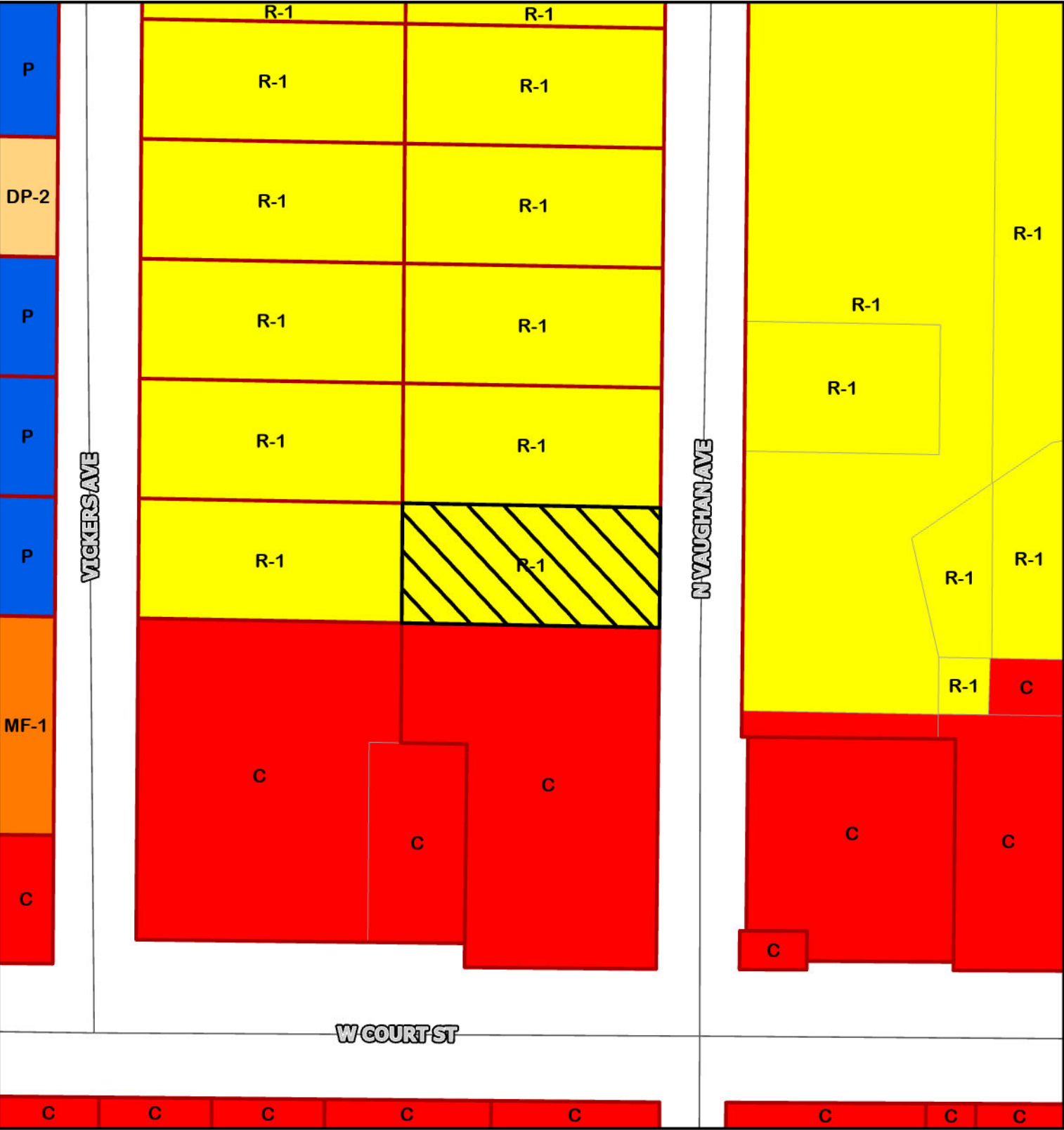
 Site Location

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 | Public | Rural Residential | Downtown Historical District |
| Duplex 2 | MultiFamily 2 | None | ROW | |
| Industrial | MultiFamily 3 | Planned Unit Development | Suburban Residential | |

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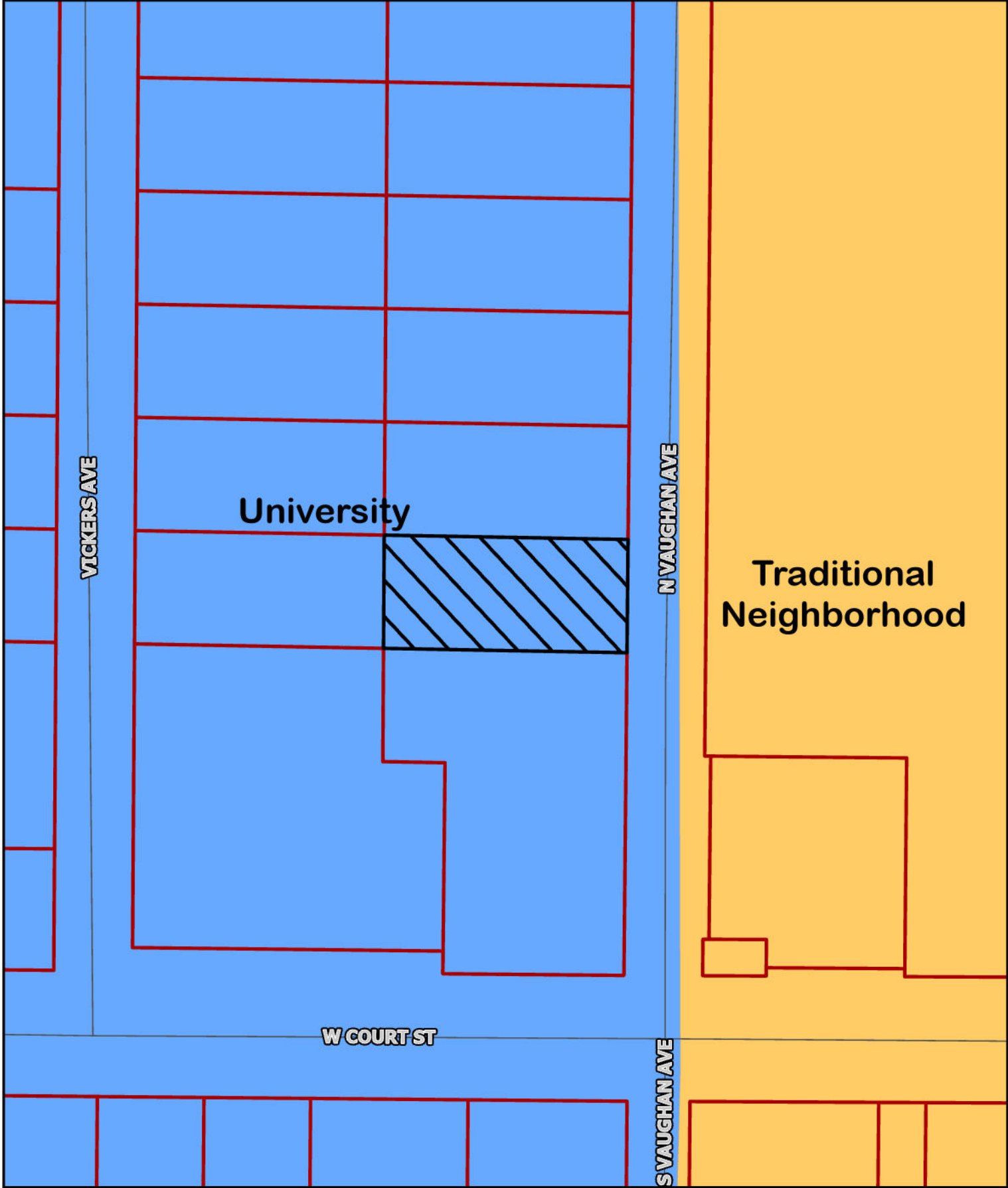
Site Location



Parcel

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**Site Location**

**Parcel**

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