



PLANNING & CODES

Planning and Zoning Commission Report

ZC 24-25

A request for Zoning Change 24-25 from a zoning change from Public (P) to Single-Family Residential (R-1) for a property located at the 700 Blk of Jefferson Ave., Property ID 108755 was considered during a public hearing at the Planning & Zoning Commission meeting on December 9th, 2025.

Kyle Warren, planner, presented the staff report. He stated that this was the 4th rezoning attempt for this property as the previous three were either denied or withdrawn. The owner wanted to go forward with a zone change to subdivide and develop a new neighborhood of single-family residences.

Mr. Warren stated the property is a 2.53-acre lot bordered by single family residential, Mobile Home Park, and Public zoning types. The property is in the Traditional Residential category of the FLUP which highly supports Single-Family zoning. The access to the property is its 340 feet frontage on Jefferson Avenue. Lastly, he mentioned that the maximum number of units per acre was 8 though a more realistic outcome after right-of-way dedication was 5 units.

The only safety or general welfare issues that were identified was additional traffic generated in the area.

Mr. Warren stated that the request is consistent with the FLUP and follows a logical and orderly pattern with nearby and adjacent properties being zoned Single Family residential as well. The proposed use of single-family homes would also provide walkability to the nearby Jefferson elementary.

Mr. Warren then said three letters were received against the case and one in favor. They highlighted concerns about more traffic, potential for noise pollution, and a departure from the traditionally larger lots found in the areas. He also passed out all letters for and against to the commission for further review.

The regular meeting recessed, and a public hearing was held. The applicant, Preston James, approached the commission and stated that Mr. Warren had given a thorough presentation, and that the target number of units per acre was 5 to 6. Chair Felty thanked Mr. James for his patience with the process.

Susan Gerth from the public then approached the podium. She stated that she hopes the proposed development will be in similarity to the surrounding single-family homes.

The regular meeting was reconvened for action and a vote was made.

After consideration of the staff report and all information given regarding Zoning Change (ZC 24-25), Commissioner Eddie Davaila moved that the Planning and Zoning Commission recommended approval of the zoning change from Public (P) to Single-Family Residential (R-1) for a property located at the 700 Blk of Jefferson Ave. Commissioner Joe Pedigo seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE THE ZONING CHANGE TO SINGLE-FAMILY RESIDENTIAL (R-1)

MOTION PASSED

Francis Serna

Francis Serna,
Planning Assistant

9-0

Kyle Warren

ATTEST: Kyle Warren,
Planner

Applicant:

Big Rock PM
503 N Austin St.
Seguin, TX 78155

Property Owner:

Flat Toob LLC
503 N Austin St.
Seguin, TX 78155

Property Address/Location:

700 Blk of Jefferson Ave.

Legal Description:

JEFFERSON AVENUE, LOT 1
2.530 AC.
Property ID: 108755

Lot Size/Project Area:

2.53 acres

Future Land Use Plan:

Traditional Residential

Notifications:

Mailed: November 25, 2025
Newspaper: November 23, 2025

Comments Received:

None at publication

Staff Review:

Kyle Warren
Planner

Attachments:

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

REQUEST:

The applicant is requesting a zoning change from Public (P) to Single-Family Residential (R-1).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	P	Vacant
N of Property	R-1	Residential Homes
S of Property	MHP	Manufactured Home Park
E of Property	P	Single-Family Home
W of Property	P	Elementary School

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant is requesting a zoning change from Public (P) to Single-Family Residential (R-1) on 2.53-acres located in the 700 Blk of Jefferson Ave., for a proposed housing development.

A zoning change to Single-Family Residential (R-1) on this 2.53-acre tract would be compatible with the Future Land Use Plan (FLUP).

The FLUP states that new residential development within this area should be evaluated site by site to prevent incompatible scaling and density, and that different housing types encourage various ownership opportunities.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – Yes, single family zoning types (Including R-1 zoning) are highly supported by Traditional Residential FLUP. It states Development within Suburban Residential areas should consist of low- to medium density residential homes facing local streets.

Compatible with existing and permitted uses of surrounding property – Yes, residential uses can be seen to the north with single family homes, and to the south, across Jefferson Ave. in the form of a manufactured home park.

Adverse impact on surrounding properties or natural environment – Increase in traffic due to added density.

Proposed zoning follows a logical and orderly pattern – A zone change to Single-Family Residential would fit with the existing R-1 zoned properties to the east and north of the location. The single-family use would also add potential for walkability to the adjacent elementary school and nearby Veterans park.

Other factors that impact public health, safety or welfare – No others specifically identified.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

This 2.53-acre property has contained its original zoning of Public (P) since 1989. It is vacant and contains no buildings or structures. The property is adjacent to Public zoned lots to the east (single family home) and west (Jefferson Elementary School), as well as single family residential properties to the north. Across Jefferson Avenue to the south there is a manufactured home park.

CODE REQUIREMENTS:

The property is currently zoned Public and would not allow for any sort of residential development. To develop this property for single family residential use R-1 zoning is one of the zoning types that could be used to allow this. If the zoning is approved, the developer would then have to subdivide the property to allow for more units to be constructed. This would require public infrastructure extensions (sewer, water, public streets, etc.) to reach the new lots.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

This portion of Jefferson Avenue is primarily residential in nature with uses ranging from single-family housing, a manufactured home park, an elementary school, and park space (Veterans Park). Single family homes would be an appropriate fit in an already predominantly single family (R-1) zoned area.

COMPREHENSIVE PLAN:

New residential development within this FLUP district (Traditional Residential) should be evaluated site by site to prevent incompatible scaling and density. Development within Traditional Residential areas should consist of low- to medium density residential homes facing local streets. Neighborhoods are encouraged to have individuality within the guidelines of the regulations. Different housing types may be integrated to encourage various ownership opportunities.

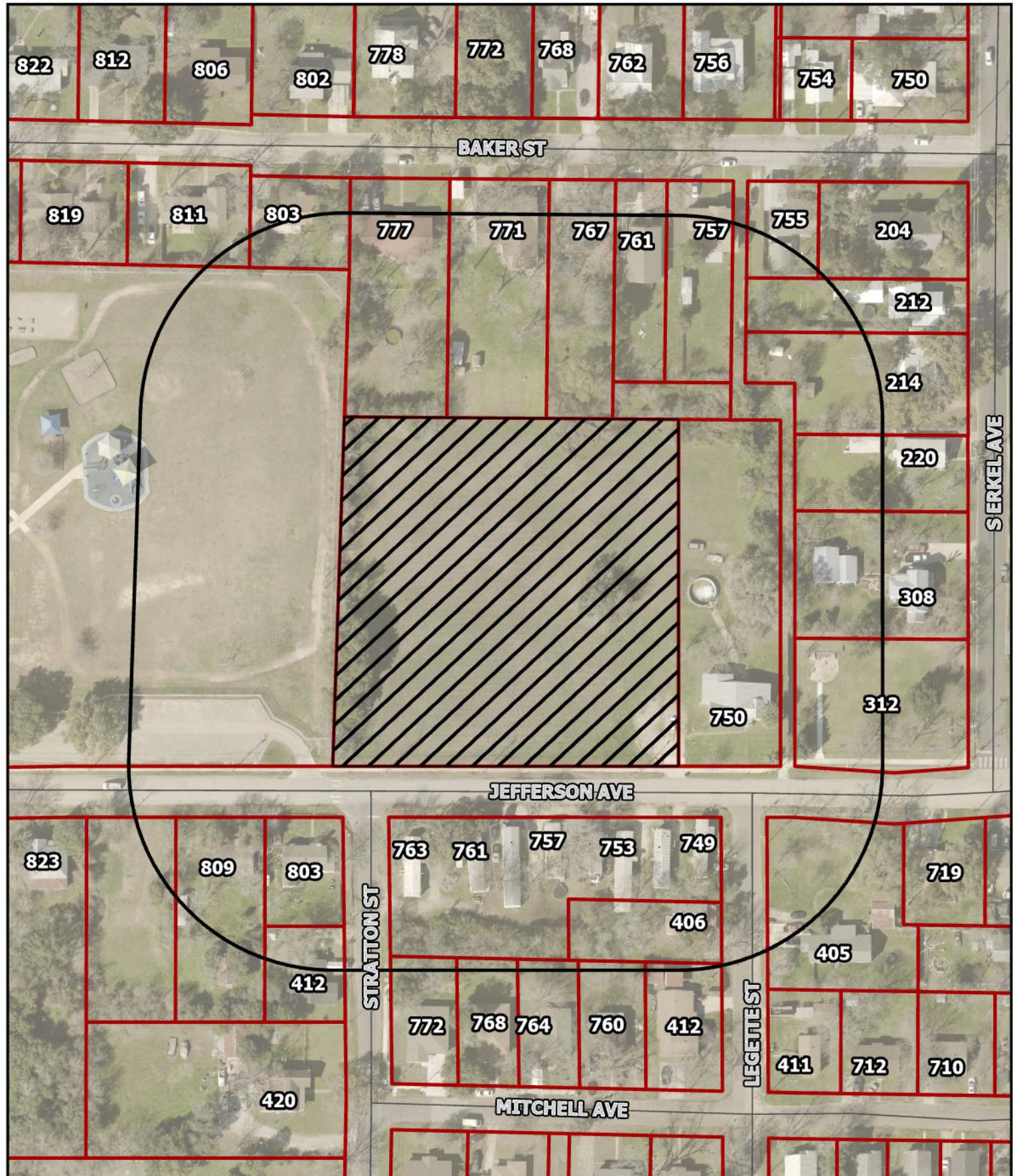
HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.) There is a likelihood of higher volumes of traffic on Jefferson Ave. due to the increase in density.

TRAFFIC (STREET FRONTAGE & ACCESS):

This site can be accessed from its 340-foot frontage along Jefferson Ave.

LOCATION MAP

ZC 24-25 700 Blk of Jefferson Ave



This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.



Parcel
Site Location

1 inch = 125 feet

Printed: 11/14/2025

ZONING MAP

ZC 24-25 700 Blk of Jefferson 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			
Duplex 2	MultiFamily 2			
Industrial	MultiFamily 3	Planned Unit Development	Rural Residential	Suburban Residential

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Site Location



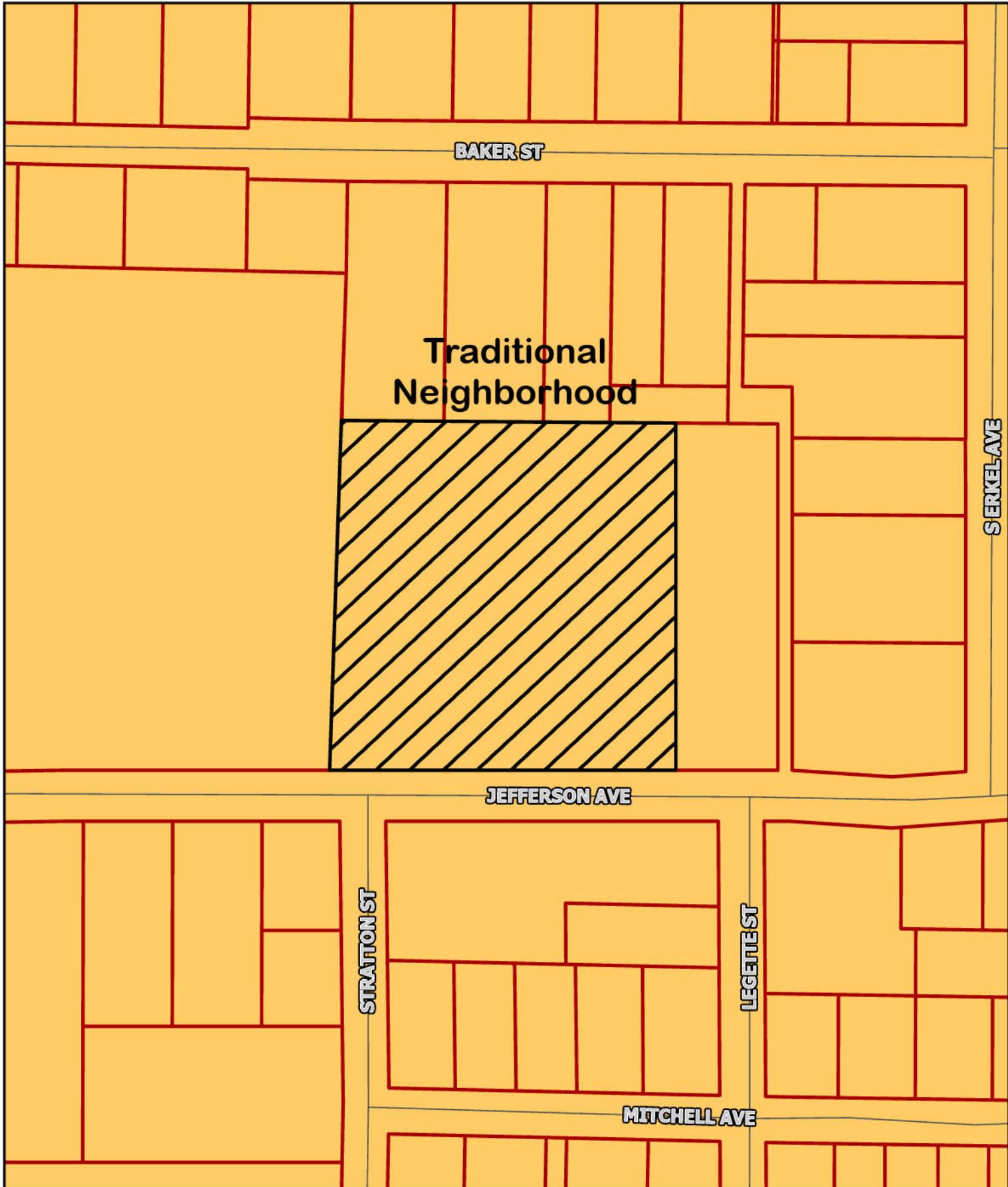
Parcel

1 inch = 125 feet

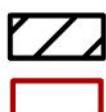
Printed: 11/14/2025

FUTURE LAND USE MAP

ZC 24-25 700 Blk of Jefferson Ave



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To be on record, this form may be filled out and mailed to the Planning and Zoning Department, City of Seguin, P. O. Box 591, Seguin, Texas 78156.

Please be advised that under the Open Records Act, Public Information is Available to All Members of the Public. Section 552.023 of the Government Code provides that a governmental body may not deny access to information to the person, or the person's representative, to whom the information relates. Public information includes correspondence, comments relevant to public issues and other information received from the public regardless of the medium in which it is received, collected or retained.

REPLY

700 Block of Jefferson Ave.
Property ID 108755
(ZC 24-25)

Name: FRANKLIN HAYES

Mailing Address: _____

Phone No.: _____

Physical Address of property (if different from the mailing):

308 South ERKEL AVE, SEGUIN, TX 78156

If "In Favor" or "Opposed" please explain why in space allotted below:

In Favor ✓

Opposed _____

Reasons and/or comments _____

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REPLY

700 Block of Jefferson Ave.
Property ID 108755
(ZC 24-25)

RECEIVED
12-9-25

Name: Goldie Mc Kinney

Mailing Address:

Phone No.:

Physical Address of property (if different from the mailing):

771 Baker

If "In Favor" or "Opposed" please explain why in space allotted below:

In Favor

Opposed X

Not

Reasons and/or comments 1) Over crowding 2) Building appropriate structures that support this historic neighborhood 3) Traffic on Jefferson Street which is a through street to 46.
4) Not supporting the people who live here as this developer lives in San Marcos \$@#

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REPLY

**700 Block of Jefferson Ave.
Property ID 108755
(ZC 24-25)**

RECEIVED
12-8-25

Name: Mr & Mrs Abelardo Salazar

Mailing Address: _____

Phone No.: _____

Physical Address of property (if different from the mailing):

If "In Favor" or "Opposed" please explain why in space allotted below:

In Favor _____

Opposed ✓

Reasons and/or comments _____ Property tax increase
may be imposed

KW

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REPLY

700 Block of Jefferson Ave.
Property ID 108755
(ZC 24-25)

RECEIVED
12-2-25

Name: Susan Gerth

Mailing Address: _____

Phone No.: _____

Physical Address of property (if different from the mailing):

If "In Favor" or "Opposed" please explain why in space allotted below:

In Favor

Opposed X

Reasons and/or comments
This developer has not shown good
faith to the historic neighborhood as to what he ~~wants~~ wants
to do with the property. Never has he talked to the neighborhood.
He lives in San Marcos and doesn't care. Building on this property
will produce noise and lighting which will change the
aesthetic and overall feel of this quiet historic
neighborhood. The west side is not prepared with
infrastructure for more development. No grocery store
W-W-Mart. The only entrance is along Jefferson
Street, a busy, school line road that goes through to 46.

It will have a negative affect on my property value
and will infringe on the privacy of the
adjoining properties with noise and
lighting. I've lived here 48 years.

The developer is from San Marcos and
has not had any desire to speak to
us about what he wants to do.

There is a clump of trees that
has wild life in it. It would be
nice if that was protected from
the developer just tearing it all down.