



PLANNING & CODES

ZC 03-26 Staff Report Near SE Corner of SH 46 & Jefferson Ave. Zoning Change from R-2 & C to MF-3

Applicant:

Kelly & Griffin & Farrimond,
PLLC for-
Kittle Property Group Inc.
10101 Reunion Place, Suite
250
San Antonio, TX 78204

Property Owner:

Hand-Up Homes LLC
311 Probandt
San Antonio, TX 78204

Property Address/Location:

SE Corner of SH 46 &
Jefferson Ave.

Legal Description:

ABS: 11 SUR: J D CLEMENTS
30.597 ACS
Property IDs: 52779

Lot Size/Project Area:

15.005 acres out of 30.597
acres

Future Land Use Plan:

Traditional
Residential/Commercial
Corridor

Notifications:

Mailed: January 28, 2026
Newspaper: January 25,
2026

Comments Received:

3 letters in opposition

Staff Review:

Kyle Warren
Planner

Attachments:

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

REQUEST:

The applicant is requesting a zoning change from Single-Family Residential (R-2) and Commercial (C) to Multi-Family High Density (MF-3)

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	R-2/C	Undeveloped
N of Property	C/MF-1	Retail uses/apartments
S of Property	R-2	Undeveloped
E of Property	R-2	Single-family homes
W of Property	C	Retail uses

SUMMARY OF STAFF ANALYSIS:

The applicant is requesting a zoning change from Single-Family Residential (R-2) and Commercial (C) to Multi-Family High Density (MF-3) on 15.005 acres out of an existing 30.597-acre tract of land. The 15.005-acres being requested along the frontage of State Hwy 46 and Jefferson Ave. is currently undeveloped and still in abstract.

A zoning change to Multi-Family High Density (MF-3) on the 15.003-acre portion shown is not recommended in either of the Future Land Use Plans (Traditional Residential & Commercial Corridor) the property is in due to the density. To the north and northeast of the property, across Jefferson Avenue there are four multifamily properties in use around 20 acres. For all multifamily zoning, the code states "It is best to avoid more than 25 acres of contiguous land having a multifamily component." That said, the property is within walking distance of TLU and has a bus stop nearby on Jefferson Ave. to support the argument for walkability for the added density. Lastly, the adjacent multifamily zoned areas are within the University Center FLUP which is supportive of high density multifamily developments.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – Inconsistent. The majority of the property is within the Traditional Residential district which states: "Multifamily homes are appropriate if contributing to district walkability and less than 12 units per acre". In this case walkability could be met with sidewalks on Jefferson Ave. and a bus stop a few blocks east. Density would not be met, however, with a maximum of 20 units an acre allowed in MF-3 zoning. The remaining area of the zone change request falls in the Commercial Corridor district, which states: "Appropriate if near intersections of two arterial (or higher classification) streets, schools, or major employers, or if focused on walkability to nearby commercial amenities." In this case the property is not fronted by two arterials, as Jefferson Ave. is only a collector.

Compatible with existing and permitted uses of surrounding property – Existing and surrounding use is Single-family zoning and use on the entire east and south sides. Multifamily zoning in the form of MF-1 is across Jefferson Ave at West Wind apartments, and MF-3 is nearby with Pecan Grove apartments, to the northeast. Commercial zoning is across SH 46 and northwest across Jefferson Ave. with uses including a tire repair shop, self-storage, and an insurance company. If approved this area can be seen as one of transition from the commercial corridor of SH 46 to the single-family residences east of the property.

Adverse impact on surrounding properties or natural environment – An increase in traffic in the area, as this is the highest density residential zoning type in Seguin.

Proposed zoning follows a logical and orderly pattern – Existing development in the area supports zoning and use. Multifamily zoning tends to fit best with other Multifamily zoning as well as commercial zoning, to allow for more area density and walkability. However, as mentioned earlier, the code does state that having more than 25 acres of contiguous multifamily use should be avoided (in this case the total would be 35 acres).

Other factors that impact public health, safety or welfare – Traffic increase due to the increase in density.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The requested 15.005 acres is out of an existing 30.597-acre tract of land. The 30.597 acres is along the frontage of State Hwy 46 and Jefferson Ave. and is currently undeveloped and still in abstract.

CODE REQUIREMENTS:

A zoning change to MF-3 would be required in order to construct multi-family dwelling units within this 15.003-acre portion of property. MF-3 zoning allows for a maximum of 20 dwelling units per acre, and would be required to go through the development process seen in the Unified Development Code (UDC) regarding landscaping, parking, setbacks, screening/buffering, drainage, Traffic Impact Analysis (TIA), etc.

Additional buffering distance would be required between any new multi-family development and adjacent properties that are zoned for single-family residential dwellings. Setback distance and location of tree buffer will be determined by the height of the proposed multi-family structure. Requirements, details, and illustrations can be found in the “Multi-Family Buffering” document in Chapter 5 – Site Development Process of the City’s Technical Manual.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

Existing and surrounding use is Single-family zoning and use on the entire east and south sides. Multifamily zoning in the form of MF-1 is across Jefferson Ave at West Wind apartments, and MF-3 is nearby with Pecan Grove apartments, to the northeast. Commercial zoning is across SH 46 and northwest across Jefferson Ave. with uses including a tire repair shop, self-storage, and an insurance company.

COMPREHENSIVE PLAN:

This property is located within both the Traditional Residential and Commercial Corridor FLUPs. Traditional Residential speaks to residential density stating: “Development within Suburban Residential areas should consist of low- to medium density residential homes facing local streets. Medium-density residential forms might exceed individual lot coverage, provided the overall development is consistent with the maximum allowable intensity.” Commercial Corridor FLUP states: Commercial Corridors should focus on attracting vehicular-based traffic and providing a buffer between larger thoroughfares and residential development. Limited residential development may be suitable in this classification when secondary to commercial development.

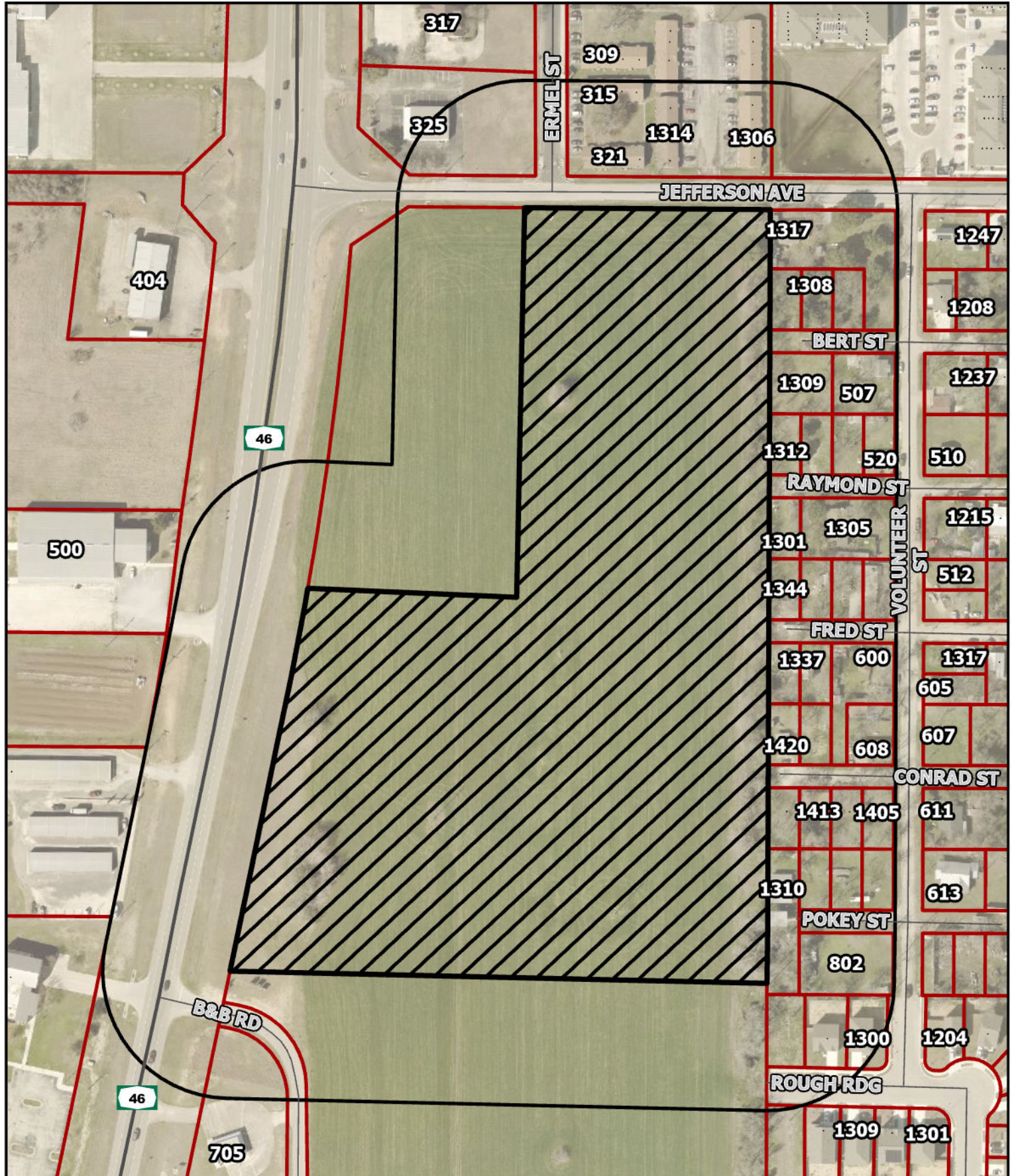
HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.)
Traffic due to the increase in density. Traffic requirements will be determined during the TIA review of the development process.

TRAFFIC (STREET FRONTAGE & ACCESS):

This site contains street frontage off both SH 46 and Jefferson Ave.

LOCATION MAP

ZC 03-26 near SE corner of Jefferson Ave. and SH 46



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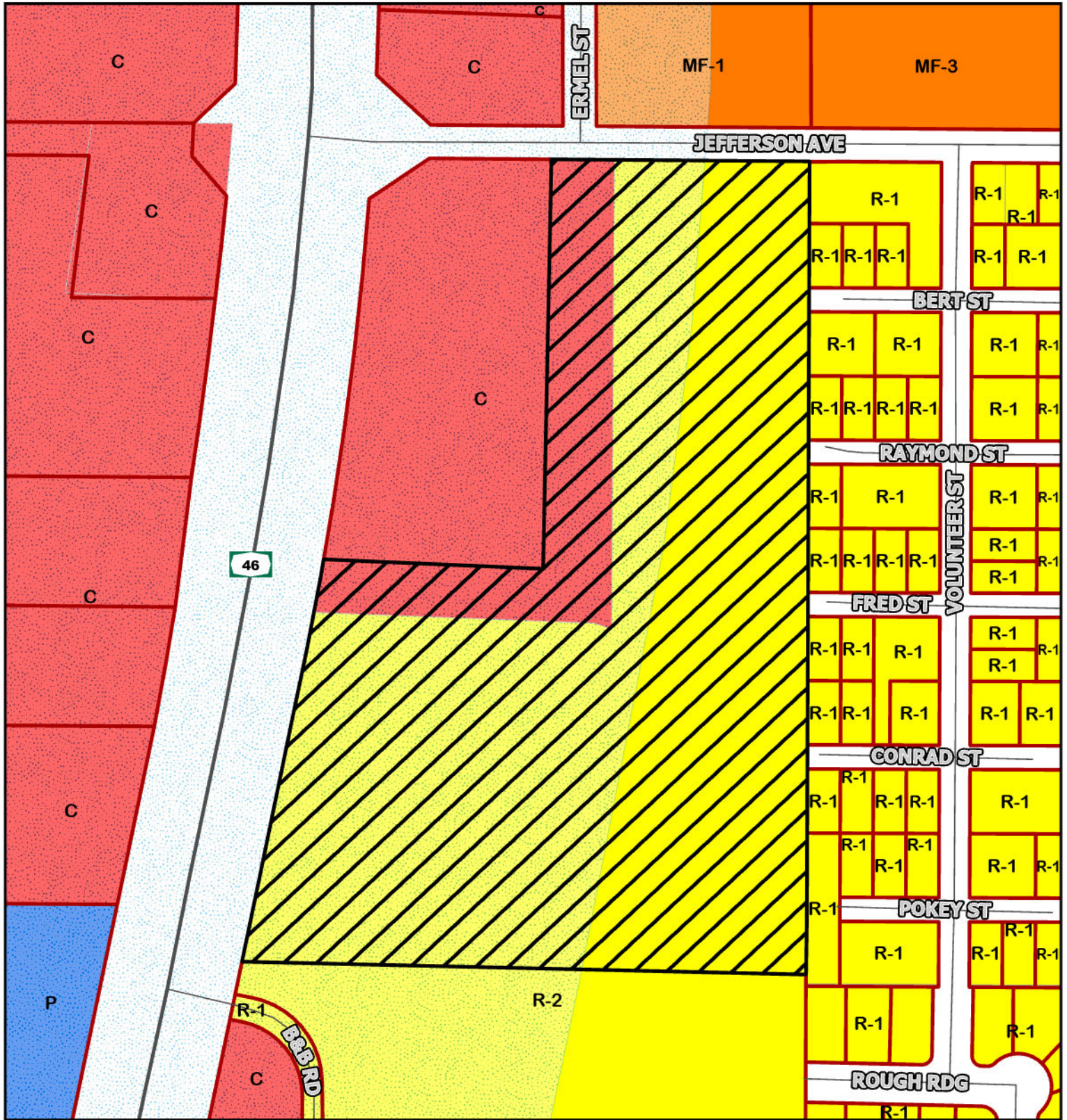
- 200' Buffer
- Parcel
- Site Location

1 inch = 200 feet

Printed: 12/11/2025

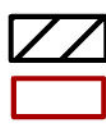
ZONING MAP

ZC 03-26 near SE corner of Jefferson Ave. and SH 46



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	
Duplex 2	MultiFamily 2	Public	ROW	
Industrial	MultiFamily 3	Planned Unit Development	Suburban Residential	

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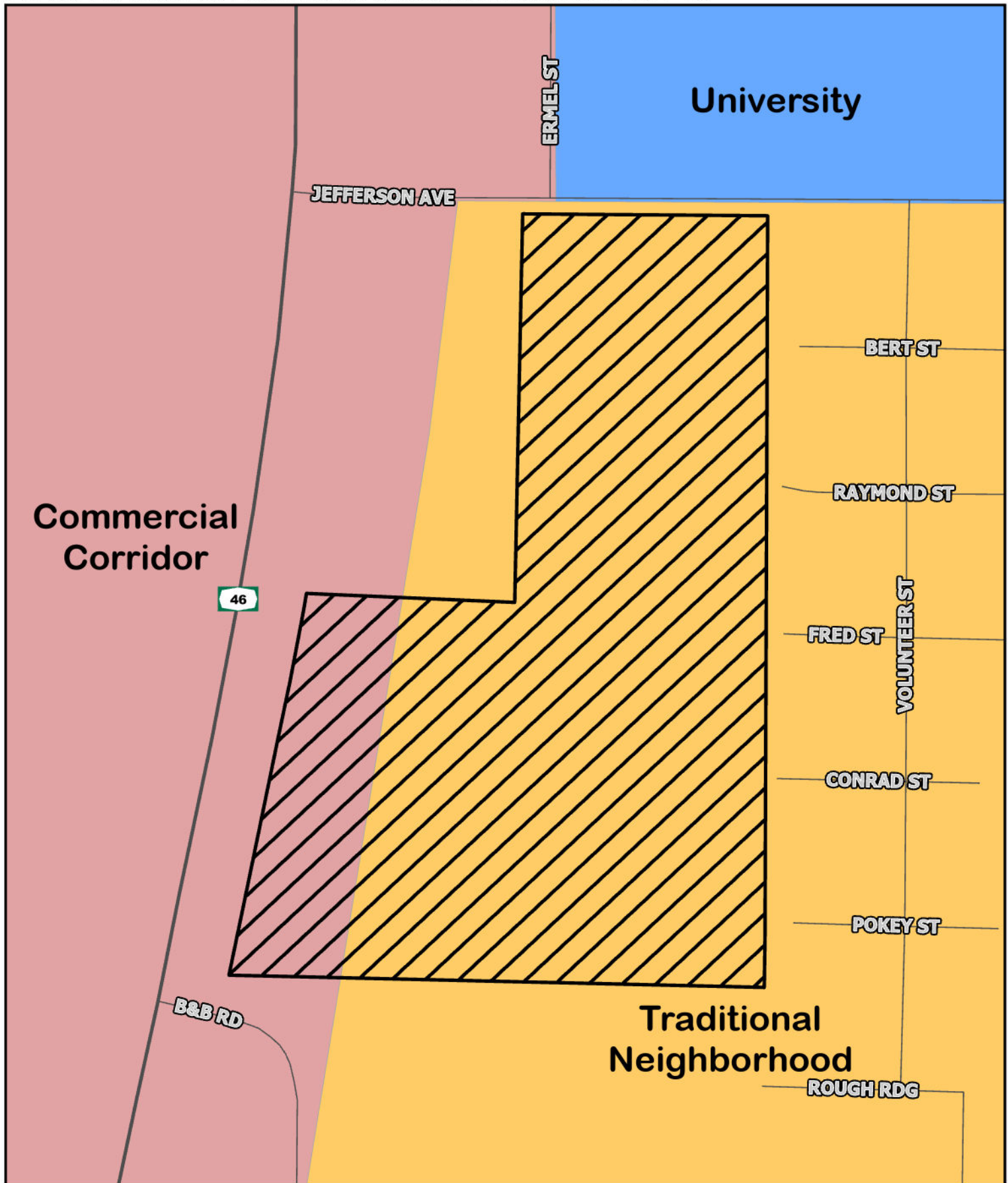
Parcel

1 inch = 200 feet

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FUTURE LAND USE MAP

ZC 03-26 near SE corner of Jefferson Ave. and SH 46



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Site Location



Parcel

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