



PLANNING & CODES

ZC 08-25 Staff Report
700 Blk of Jefferson Ave.
Zoning Change P to MF-1

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: 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:

The applicant is requesting a zoning change from Public (P) to Multi-Family Low Density (MF-1).

ZONING AND LAND USE:

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

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant is requesting a zoning change from Public (P) to Multi-Family Low Density (MF-1) on 2.53-acre located on the 700 Blk of Jefferson Ave., for proposed multi-family development.

A zoning change to Multi-Family Low Density (MF-1) on this 2.53-acre tract would be compatible with the Future Land Use Plan (FLUP) if the development consists of low- to medium density residential dwellings that are within 5-12 Dwelling Units per Acre (DUA), to better fit with the surrounding single-family residences.

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, if compatible in scale with adjacent homes, focused on walkability, and less than 12 DUA.

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 – Multifamily-1 zoning in this area (traditional residential) can work with single family zoning if the development is integrated well with the surrounding homes. Public zoning is also adjacent to the property in the form of a school. Multifamily zoning would add walkability to the area.

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:

To develop the tract for multi-family use a zoning change would be required. Multi-family zoning would require additional buffering between adjacent residential properties that are zoned for single-family residential. Setback distance and location of tree buffer will be determined by the height of the proposed multi-family structures. 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. Multi-Family Medium Density (MF-1) allows for a maximum of 6 units per acre. For this project in particular a maximum of 15 units could potentially be built.

Any proposed development would be required to go through the city’s development process (zoning, platting, site plan review, and building permit), for approval on access, drainage requirements, landscaping, buffering requirements, building placement, traffic, and parking requirements.

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). It is not uncommon to see lower density multifamily mixed in with the aforementioned uses. Multifamily developments can also promote walkability in neighborhoods near schools and other local amenities.

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.)

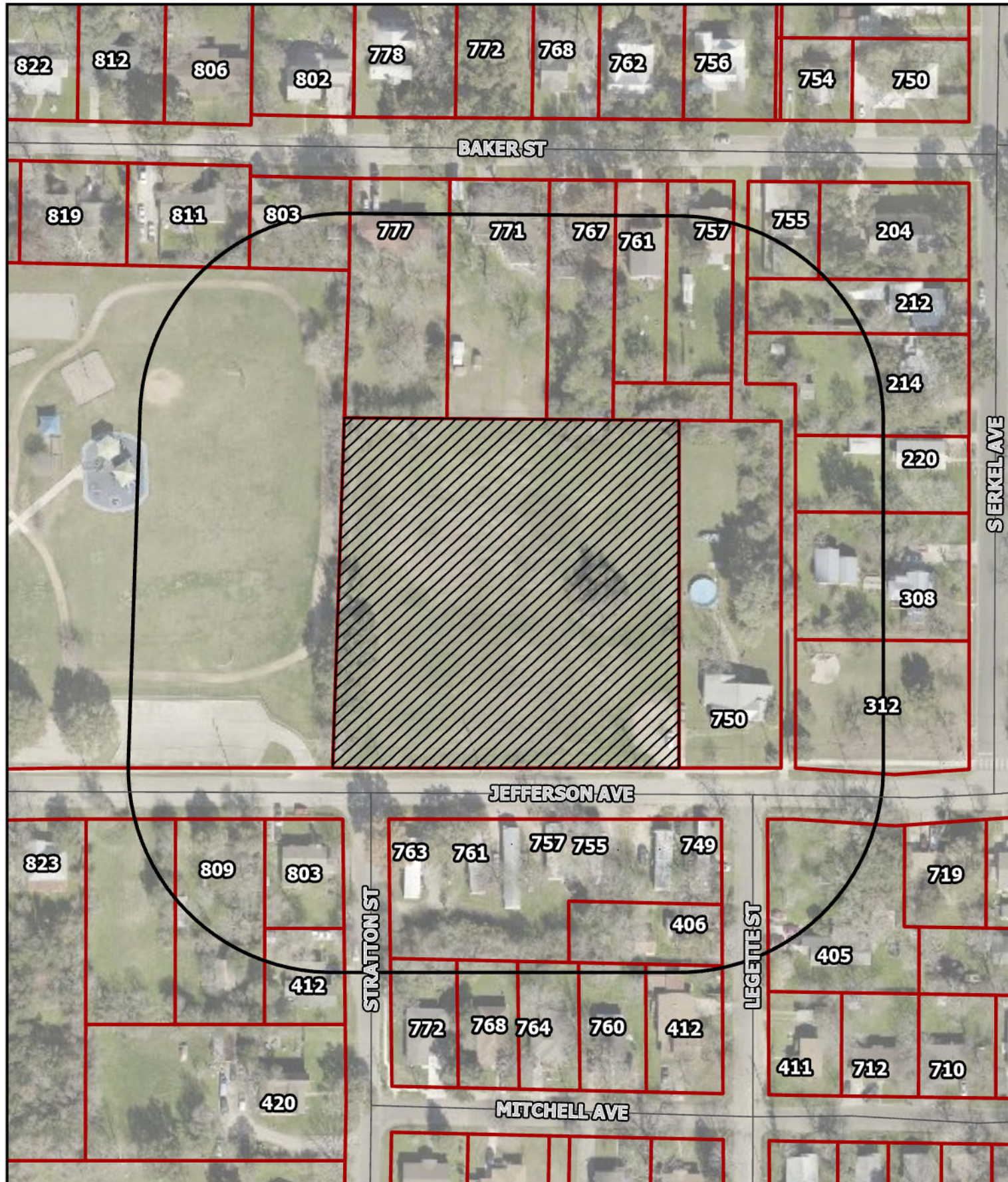
There is a likelihood of higher volumes of traffic on Jefferson Ave. due to the increase in density.

TRAFFIC (STREET FRONTAGE & ACCESS):

This site can be accessed from its 340-foot frontage along Jefferson Ave. subject to driveway spacing requirements found in Seguin’s Technical Manual under Road Adequacy & Access Technical Guidance.

LOCATION MAP

ZC 08-25 700 Bk of JEFFERSON AVE.



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 Site Location

1 inch = 125 feet

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ZONING MAP

ZC 08-25 700 BIK 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	None	Rural Residential	Downtown Historical District
Duplex 2	MultiFamily 2	Public	ROW	
Industrial	MultiFamily 3	Planned Unit Development	Suburban Residential	

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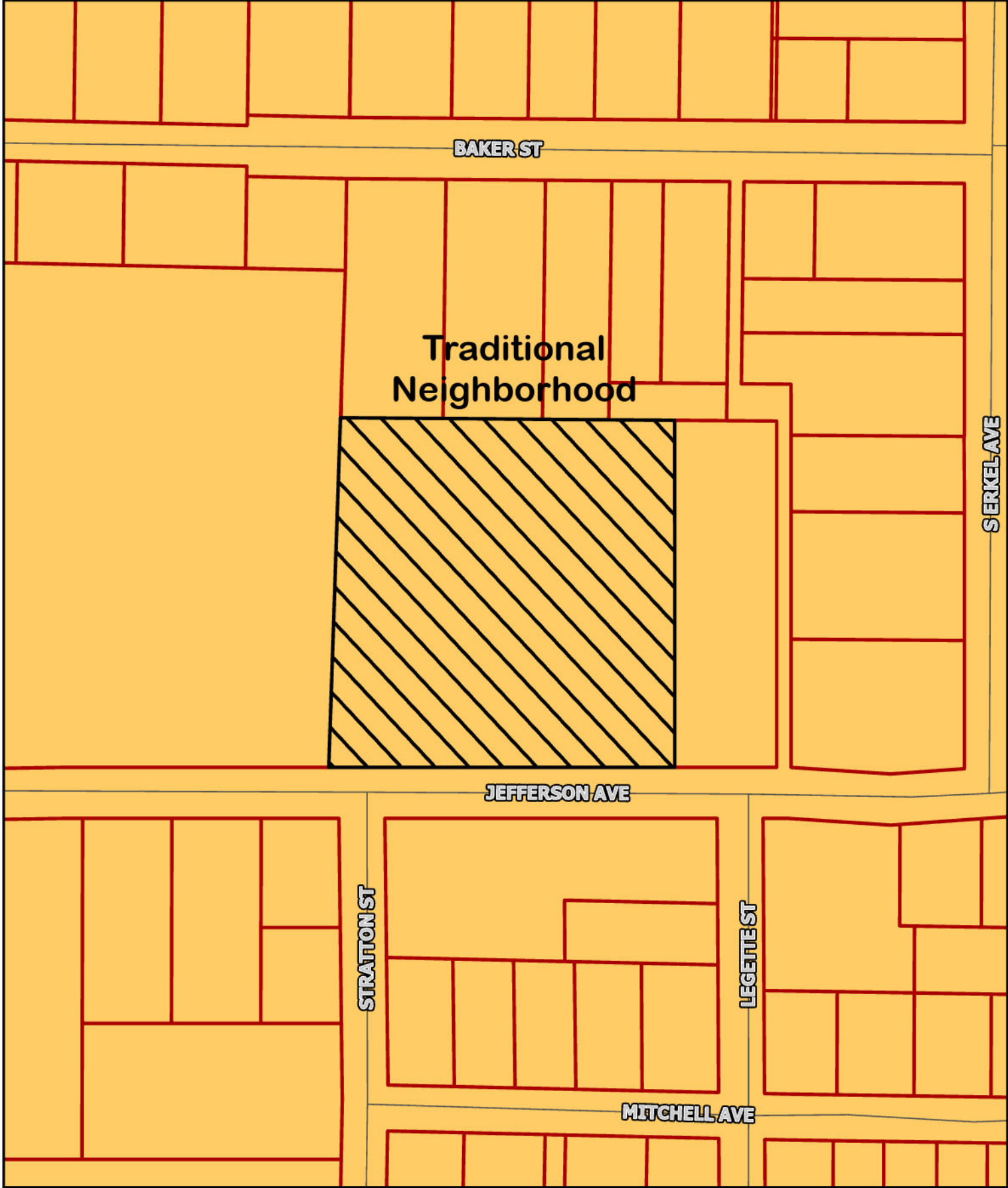
Site Location



Parcel

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