



PLANNING & CODES

ZC 19-25 Staff Report 700 Blk of Jefferson Ave. Zoning Change P to ZL

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: August 28, 2025
Newspaper: August 24, 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 Zero Lot Line (ZL)

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	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 Zero Lot Line (ZL) on 2.53-acres located in the 700 Blk of Jefferson Ave., for proposed housing development.

A zoning change to Zero Lot Line (ZL) 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 ZL) 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 – Zero Lot Line zoning is a denser single-family zoning type. This zoning type still fits in with the surrounding areas as they are mostly residential/ single family zoning (R-1) and MHP (Manufactured Home Park) across from Jefferson Ave.

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 Zero lot Line 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 Zero Lot Line 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.)

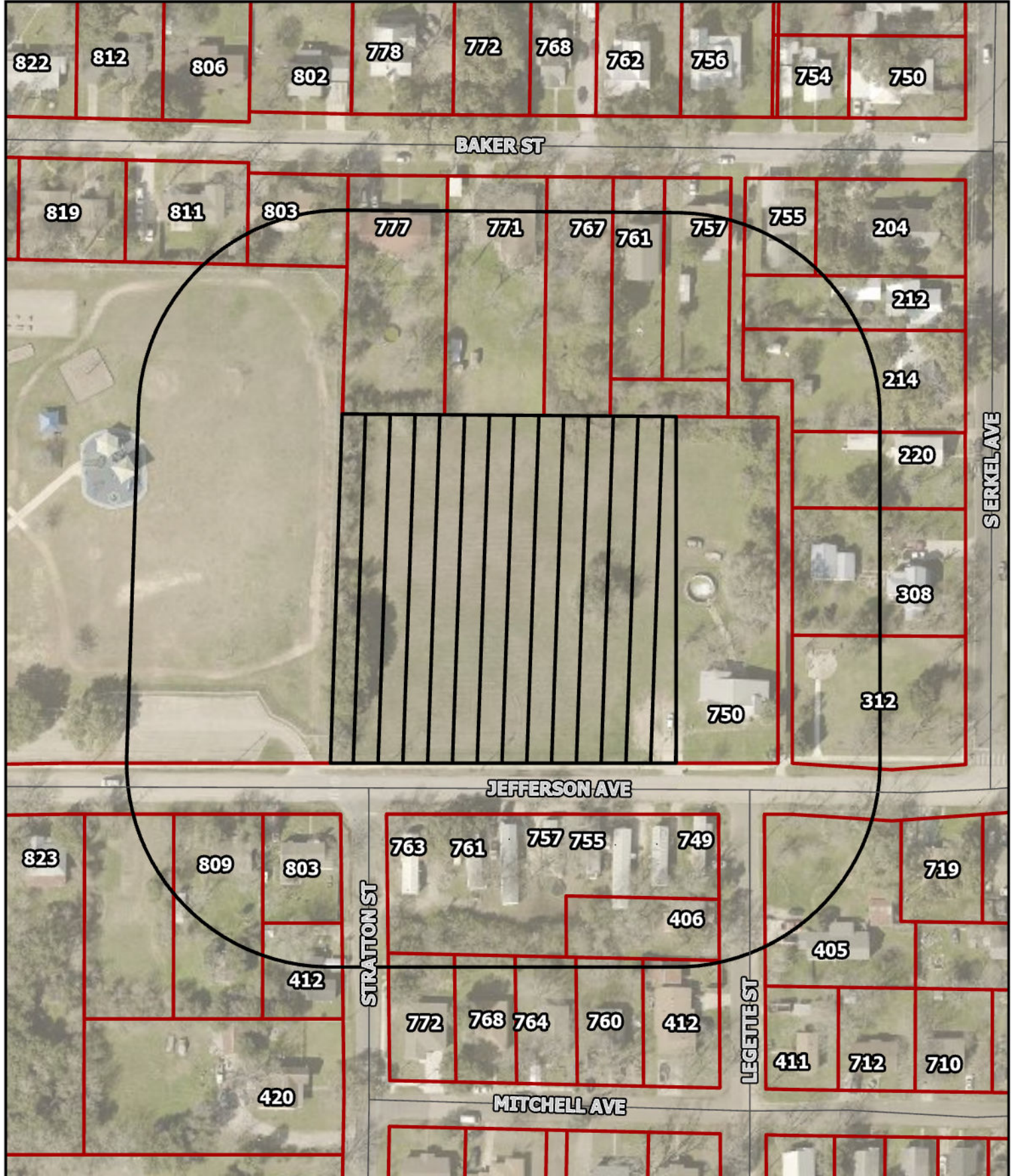
There is a likelihood of higher volumes of traffic on Jefferson Ave. due to the increase in density.

TRAFFIC (STREET FRONTAGE & ACCESS):

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

LOCATION MAP

ZC 19-25 700 Blk of Jefferson Ave



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Site Location

1 inch = 125 feet

Printed: 8/14/2025

ZONING MAP

ZC 19-25 700 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 | None | Rural Residential | Downtown Historical District |
| Duplex 2 | MultiFamily 2 | Public | ROW | |
| Industrial | MultiFamily 3 | Planned Unit Development | Suburban Residential | |

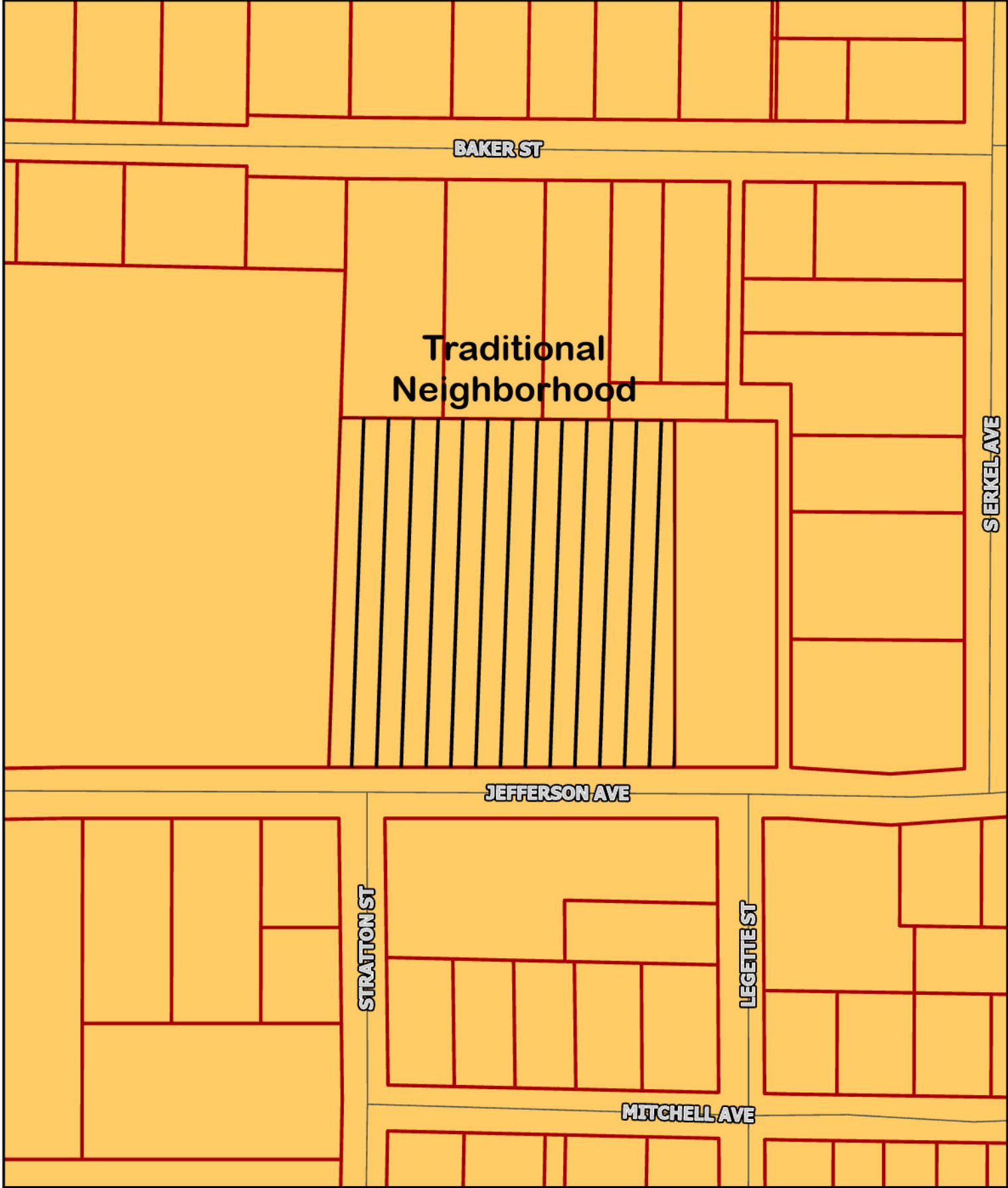
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Site Location



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