



PLANNING & CODES

Planning and Zoning Commission Report

ZC 20-23

A request for Zoning Change 20-23 from Single Family Residential (R-1) to Duplex High density (DP-2) for property located at 2002 Sherman, Property ID 41066 was considered during a public hearing at the Planning & Zoning Commission meeting on December 12, 2023.

Kyle Warren presented the staff report. He said the property contains two lots and only the lot on the north is requested for a zoning change. He stated that the owner wants to proceed with the lot on the north due to the lot meeting the dimension standards and DP-2 zoning requirements.

The property is surrounded by single family residential zoning. The property is in the Traditional Neighborhood of the FLUP which supports duplex zoning. The access to the property is on Sherman Street. No health, safety or general welfare issues were identified.

Mr. Warren stated that the request is consistent with the FLUP which supports DP-2 zoning and compatible with existing and permitted uses of surrounding properties. The proposed zoning follows a logical and orderly pattern with an infill development on an existing platted lot with a residential development.

No public comment letters received.

Commissioner Felty asked if other duplexes are in the area. Kyle Warren stated that if there were duplexes in the area, they would be grandfathered in the single-family residential zoning.

The regular meeting recessed, and a public hearing was held. Mike Aubin, 21 B Moss Rock, New Braunfels, Texas, the applicant confirmed that they are requesting the zoning for the lot on the north of the property. He explained that the units will be 1400 sq. ft. each and has been building multi-family units since the early 2000. He said the duplexes would be of high-quality materials. They will not be for Section 8 housing. There being no responses from the public, the regular meeting was reconvened for action.

Commissioner Davila stated his concerns about no duplexes in the area identified and felt they should remain consist with the surrounding single family residential zoning.

After consideration of the staff report and all information given regarding Zoning Change (ZC 20-23), Commissioner Davila moved that the Planning and Zoning Commission recommended denial of the zoning change from Single Family Residential (R-1) to Duplex High Density (DP-2) for property located at 2002 Sherman. Vice-Chair Jones, III seconded the motion. The following vote was recorded:

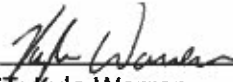
RECOMMENDATION TO DENY THE ZONING CHANGE TO DUPLEX HIGH DENSITY (MF-2)

MOTION PASSED

4-3-0



Francis Serna
Recording Secretary



ATTEST: Kyle Warren,
Planner



PLANNING & CODES

ZC 20-23 Staff Report
2002 Sherman St
Zoning Change from R-1 to DP-2

Applicant:

Kintex Construction Group
21 B Moss Rock
New Braunfels, TX 78130

Property Owner:

Kintex Construction Group

Property Address/Location:

2002 Sherman Street
Property ID: 41066

Legal Description:

LOT: 90 91 BLK: ADDN:
WILSON SCHUESSLER 0.2910
AC (only lot 91)

Lot Size/Project Area:

.291 acres

Future Land Use Plan:

Traditional Residential

Notifications:

Mailed: 11/30/2023
Newspaper: 11/26/2023

Comments Received:

None

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 1 (R-1) to Duplex High Density (DP-2).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	R-1	Vacant lots
N of Property	R-1	Single Family Residences
S of Property	R-1	Vacant lot/Residences
E of Property	R-1	Residences
W of Property	R-1	Single Family Residences

SUMMARY OF STAFF ANALYSIS:

The property currently located at 2002 Sherman Street (Lot 91) is zoned Single-Family Residential (R-1). The applicant is proposing to rezone the lot to Duplex-2 to allow for a duplex on the lot. The proposed duplex zoning is Consistent with the Future Land Use Plan because the Traditional Residential FLUP is in recommendation of DP-2 zoning. Although the surrounding neighborhood is single family by use and zoning, the property is located near the intersection of Sherman and Baxter streets which is more supportive for duplex zoning.

The Commission should consider the recommendations of the Future Land Use Plan, as well as the existing land uses/zoning in the area.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – Consistent, Traditional Residential FLUP is supportive of duplex (DP-2) zoning.

Compatible with existing and permitted uses of surrounding property – this is an area of low residential density, though duplex zoning is a higher density than single family it still retains the traditional neighborhood feel of the surrounding properties.

Adverse impact on surrounding properties or natural environment – None identified

Proposed zoning follows a logical and orderly pattern – This is infill development on existing platted lots within a residential neighborhood.

Other factors that impact public health, safety, or welfare – None identified

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The lot has its original zoning designation from 1989 and is currently vacant. The applicant wants to construct duplex in-fill development.

CODE REQUIREMENTS:

The applicant is proposing to build a duplex on the lot. Per DP-2 zoning requirements the lots must be a minimum 90' depth by 60' of frontage as well as be 5400 sq. feet in size. The lot in question meets these requirements.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The lot is located along the 2000 block of Sherman Street. This is an existing neighborhood, Wilson Schuessler addition. All of the surrounding properties are zoned R-1 in the vicinity, though as stated above DP-2 zoning still retain a traditional residential character.

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):

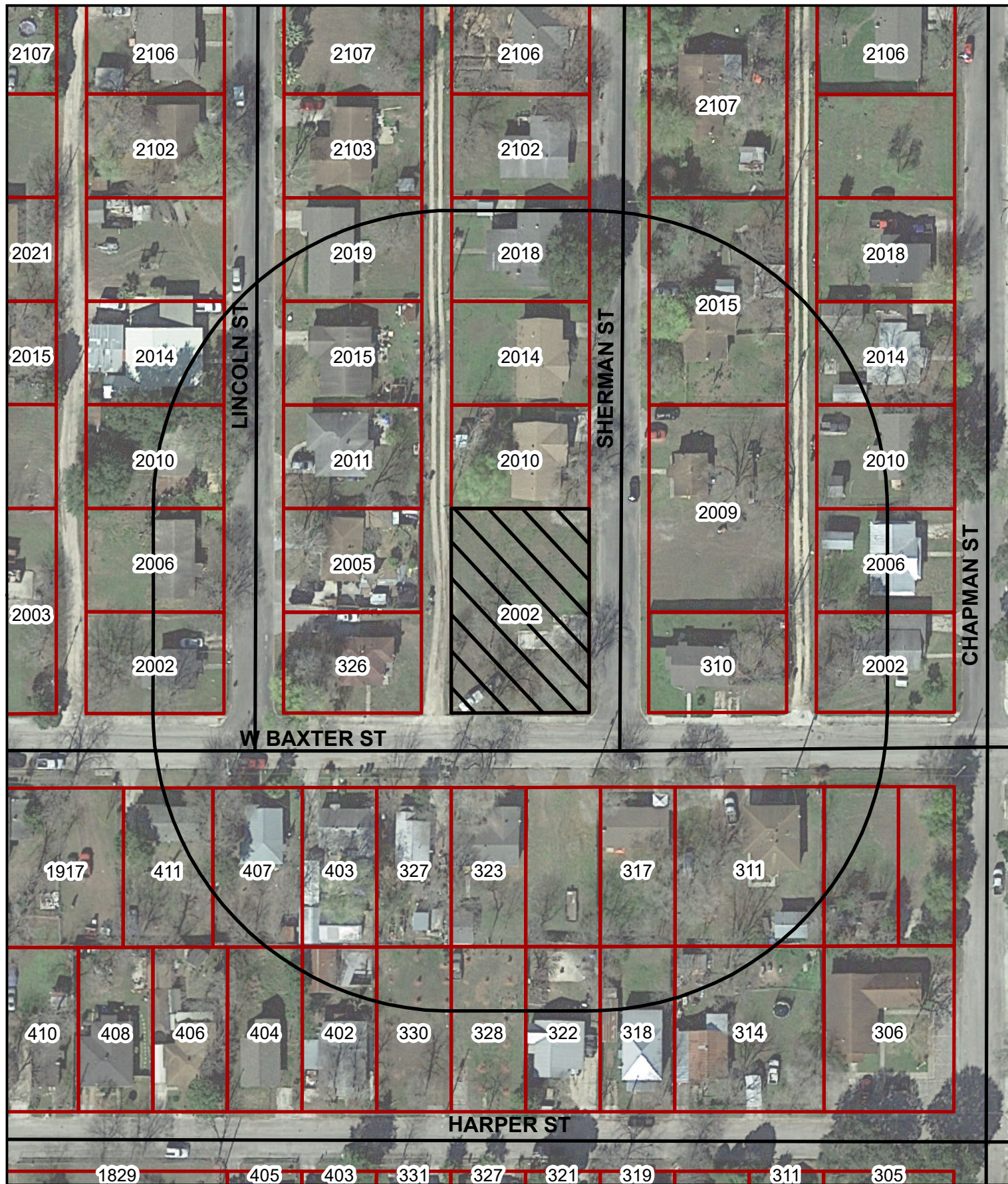
The property is located in the Traditional Residential future land use district of the Comprehensive Plan. Duplex zoning is a preferred characteristic of this future land use district, which calls for lower density residential developments (such as single-family homes and duplexes).

TRAFFIC (STREET FRONTAGE & ACCESS):

The lot has frontage on Sherman Street, a city right-of-way. The city will have to approve any driveway access. With the possible addition of two housing units, there should be minimal effects on traffic.

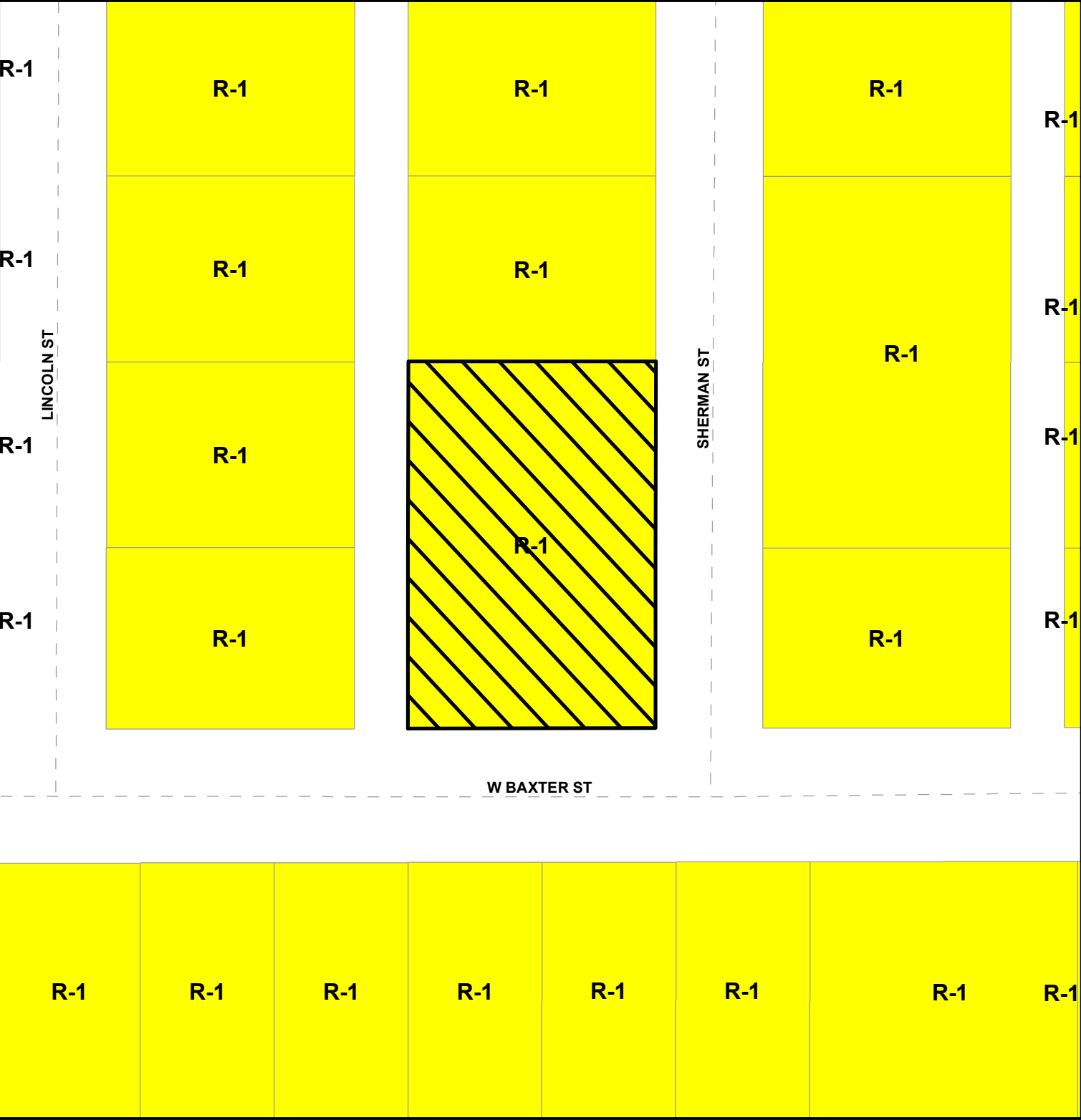
LOCATION MAP

ZC 20-23 2002 Sherman Street



ZONING MAP

ZC 20-23 2002 Sherman Street



- | | | | | |
|----------------------|-----------------------------|---------------|--------------------------|--------------------------|
| Site Location | Single Family Residential 1 | Duplex 2 | Manufactured-Residential | Light Industrial |
| Agricultural - Ranch | Single Family Residential 2 | MultiFamily 1 | Manufactured Home Park | Industrial |
| Rural Residential | Zero Lot Lines | MultiFamily 2 | Neighborhood Commercial | Public |
| Suburban Residential | Duplex 1 | MultiFamily 3 | Commercial | Planned Unit Development |
| | | | | ROW |

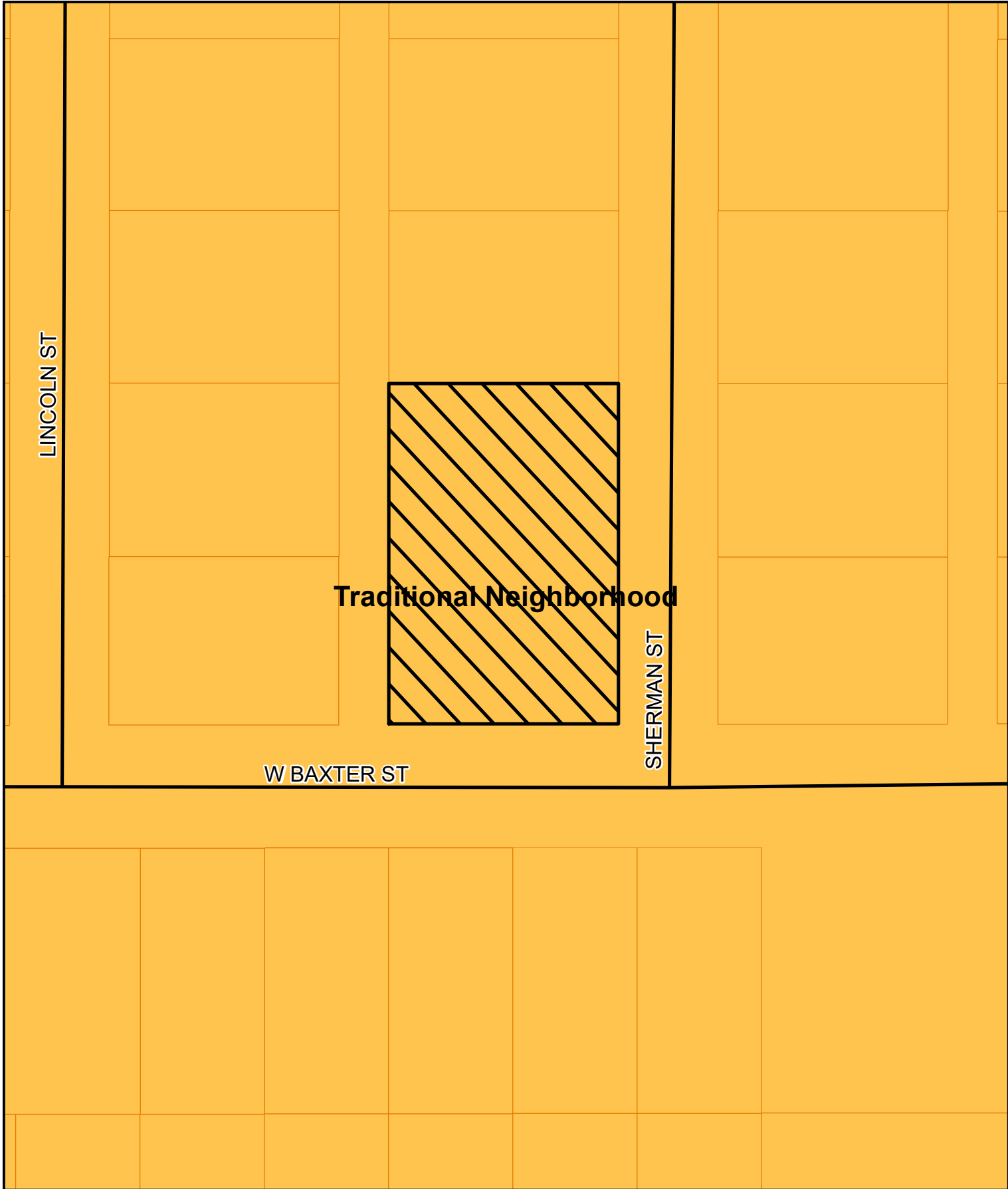
This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for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



Site Location

1 inch = 51 feet

Printed: 11/28/2023



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Site Location



Ownership

1 inch = 51 feet

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