



PLANNING & CODES

ZC 08-26 Staff Report
212 E Walnut Street
R-1 to DP-2

Applicant:

David Atchberg
202 E Walnut St
Seguin, TX 78155

Property Owner(s):

David Atchberg
202 E Walnut St
Seguin, TX 78155

Property Address/Location:

212 E. Walnut St.
Seguin, Texas 78155

Legal Descriptions:

LOT: C W 38'X100' OF &
21.24'X38' OF A BLK: 216
ADDN: ACRE
Property ID: 13541

Lot Size/Project Area:

4,617 Sq. feet

Future Land Use Plan:

Downtown Core

Notifications:

Mailed: July 1, 2026
Newspaper: June 28, 2026

Comments Received:

None at publication

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 (R-1) to High density duplex (DP-2).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	R-1	Single-family home
N of Property	PUD	Single-family home
S of Property	R-1	Single-family home
E of Property	R-1	Single-family home
W of Property	PUD	Single-family home

SUMMARY OF STAFF ANALYSIS:

The property, located at 212 E walnut Street., is currently zoned Single Family Residential. The applicant is proposing to rezone the lot to Duplex High-Density (DP-2) to reinstate the use of a duplex that lost its legal nonconforming use due to abandonment over a period of six months. The lot that the applicant is requesting to be zoned DP-2 has also been granted two variances for lot size and lot width for the proposed zoning change to DP-2, granted by the Zoning Board of Adjustments.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – The Downtown Core designation includes Seguin's historic center, where residential and commercial uses mix vertically and horizontally. Duplex zoning is a favorable zoning type in this district as it promotes higher residential density.

Compatible with existing and permitted uses of surrounding property- There are a mix of single-family homes and apartments in the area. Duplex zoning can fit in this mix as a medium density between the two, while offering a transitional zoning type to the nearby downtown core of Seguin.

Adverse impact on surrounding properties or natural environment – An increase of traffic to the property

Proposed zoning follows a logical and orderly pattern – The property is adjacent to single family to the east and PUD zoning to the north and west, with single family zoning being across E Walnut Street. The PUD zoning to the west is planned to be a higher intensity mixed use project, and having duplex adjacent would act as a buffer between the PUD and other single-family homes nearby.

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

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

This site has its original zoning designation of R-1 from the original zoning in 1989. It is an undersized partial lot from the Acre addition that has had two lot variances for frontage and size approved to move forward with this zoning request to DP-2.

CODE REQUIREMENTS:

According to the UDC Section 3.4.3 Land Use Matrix, Single Family Residential zoning significantly limits anything other than new and existing single-family dwellings. A zoning change to Duplex high-density would be needed to have the duplex use brought back to the property, that was once grandfathered. Additional building permits may be required as well, to ensure the structure meets applicable building codes. Lastly the duplex is required to have four off street parking spaces, two for each unit.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The Surrounding uses are a mix of single-family residential and multifamily in use. There is PUD zoning to the north and west and Single-family zoning to the south and east and some commercial zoning further east on Walnut Street. The property to the north and west is planned to expand uses further with some commercial elements and more residential units based on the approved PUD zone change from 2002.

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 in the Downtown Core of the Future Land Use Plan. The plan states- "The Downtown Core designation includes Seguin's historic center, where residential and commercial uses mix vertically and horizontally. High-density development should promote walkability to ensure pedestrian interaction with Downtown establishments along the street."

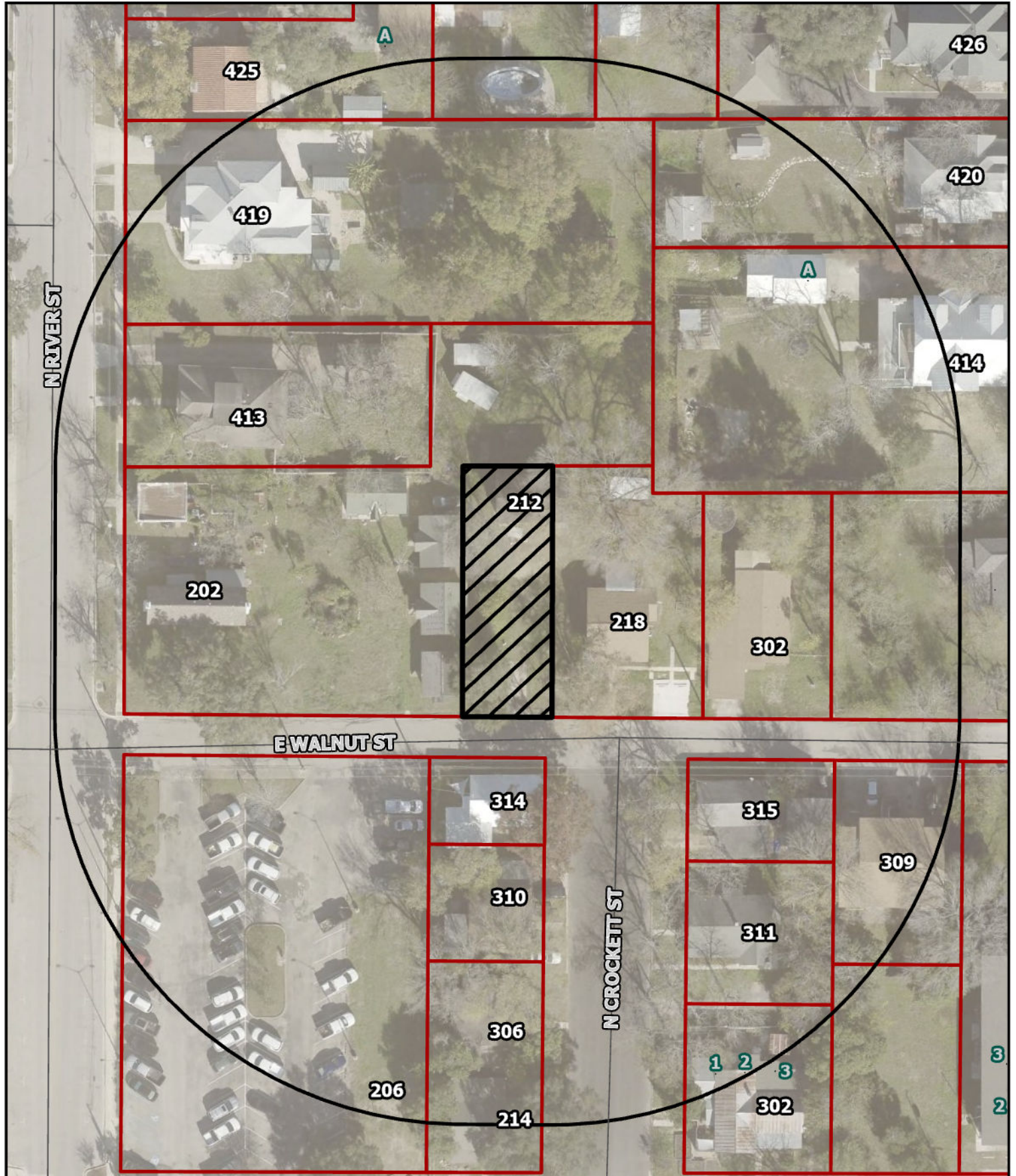
The Downtown Core classification is very supportive of duplexes when compatible in scale with the surrounding developments.

TRAFFIC (STREET FRONTAGE & ACCESS):

The lot has frontage and access on E walnut Street, a city street. Per the approved variances for lot size and depth, a condition of parking was added as well for all four spaces, that they have internal access. This means none of the 4 spaces can back directly out into E Walnut Street. This condition was added due to the undersized lot frontage of 38 feet and the smaller width (20 feet) of E Walnut.

LOCATION MAP

ZC 08-26 212 E Walnut



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 200' Buffer
 Parcel

1 inch = 63 feet

Printed: 5/8/2026

ZONING MAP

ZC 08-26 212 E Walnut



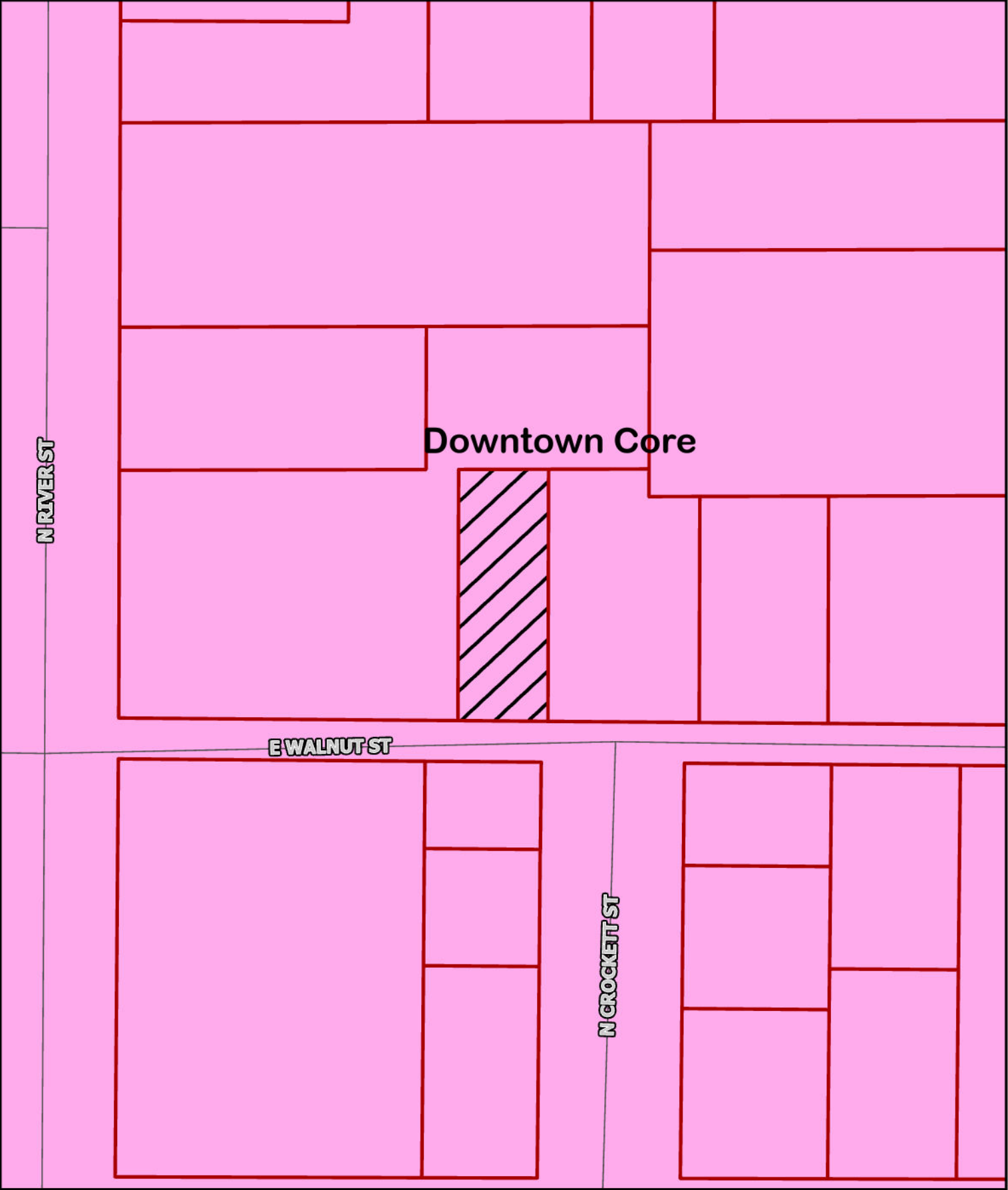
- | | | | | |
|----------------------|--------------------------|--------------------------|-----------------------------|----------------------------|
| Agricultural - Ranch | Light Industrial | Manufactured Home Park | Single Family Residential 1 | Zero Lot Lines |
| Commercial | Manufactured-Residential | 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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Site Location

Parcel

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Site Location

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