SEGUIN TEXAS

PLANNING & CODES

ZC 10-24 Staff Report
407 Ellis St.
P to R-1

Applicant:
Juan Villedas
728 S. Erkel Ave.
Seguin, TX 78155

Property Owner:
Juan Villedas

Property Address/Location:
407 Ellis St.
Seguin, TX 78155

Legal Description:
LOT: 8 BLK: 443 ADDN: WASHINGTON HEIGHTS 0.11 AC
Property ID:45621

Lot Size/Project Area:
0.11 Ac.

Future Land Use Plan:
Traditional Residential

Notifications:
Mailed: 08/01/2024
Newspaper: 07/28/2024

Comments Received:
None to date

Staff Review:
Melissa Zwicke
Planner

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

REQUEST:
A Zoning Change request from Public (P) to Single Family Residential (R-1).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	P	Single family residence
N of Property	P/R-1	Single family residences
S of Property	P/R-1	Legal Nonconforming Duplex/Single Family Residences
E of Property	R-1	Single Family Residences
W of Property	R-1	Single Family Residences

SUMMARY OF STAFF ANALYSIS:
The property, located at 407 Ellis St., has been zoned Public (P) since the initial zoning in 1989. This property had a single-family residential use. The use of the existing residential structure on the lot was classified as a legal non-conforming use until the site was vacated and the utilities turned off for a period longer than six (6) months. This caused the site to lose its legal non-conforming status. The property owner wants to move back into the house but will need an occupancy inspection to do so. Due to losing its legal non-conforming status the single-family use is no longer grandfathered in Public zoning and the property owner was denied an occupancy inspection. The owner is attempting to rezone the house to R-1 zoning so a certificate of occupancy can be obtained, and he can occupy the property.

CRITERIA FOR ZONING CHANGE:
Consistency with the future land use plan – Consistent, the future land use plan classification is Traditional Residential and is highly supportive of single family (R-1) zoning.
Compatible with existing and permitted uses of surrounding property – Compatible, the property is adjacent to single family residential lots directly to the west and east. It is also adjacent to Public zoning directly to the north (single family use) and the south (legal non-conforming duplex).
Adverse impact on surrounding properties or natural environment – There would be no foreseen adverse impacts as this lot's use has been a single-family residential for years.
Proposed zoning follows a logical and orderly pattern – This zoning change request does follow a logical pattern, as all of the lots in the area are zoned Single Family Residential accept for the lot directly to the north (Public zoning, single family use) and the lot directly to the south (Public zoning, legal non-conforming duplex).
Other factors that impact public health, safety, or welfare – None identified.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

This site has its original zoning designation of Public (P) from the initial city zoning in 1989. The use of the property was a single-family residence. The property now sits unused. The lot is approximately 50’ wide by 102’ deep. All measurements meet R-1 zoning lot standards.

CODE REQUIREMENTS:

The applicant wishes to rezone this lot to bring back the lost single-family use. A zoning designation of Public (P) does not allow for new or existing residential structures within that zoning district per section 3.4.3 Land Use Matrix of the City's UDC.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The property is bordered by single family residential lots to the immediate west and east. Ellis Street is low density residential in nature, and a re-zone to single family zoning would bring 407 Ellis St. into conformity with the surrounding properties.

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):

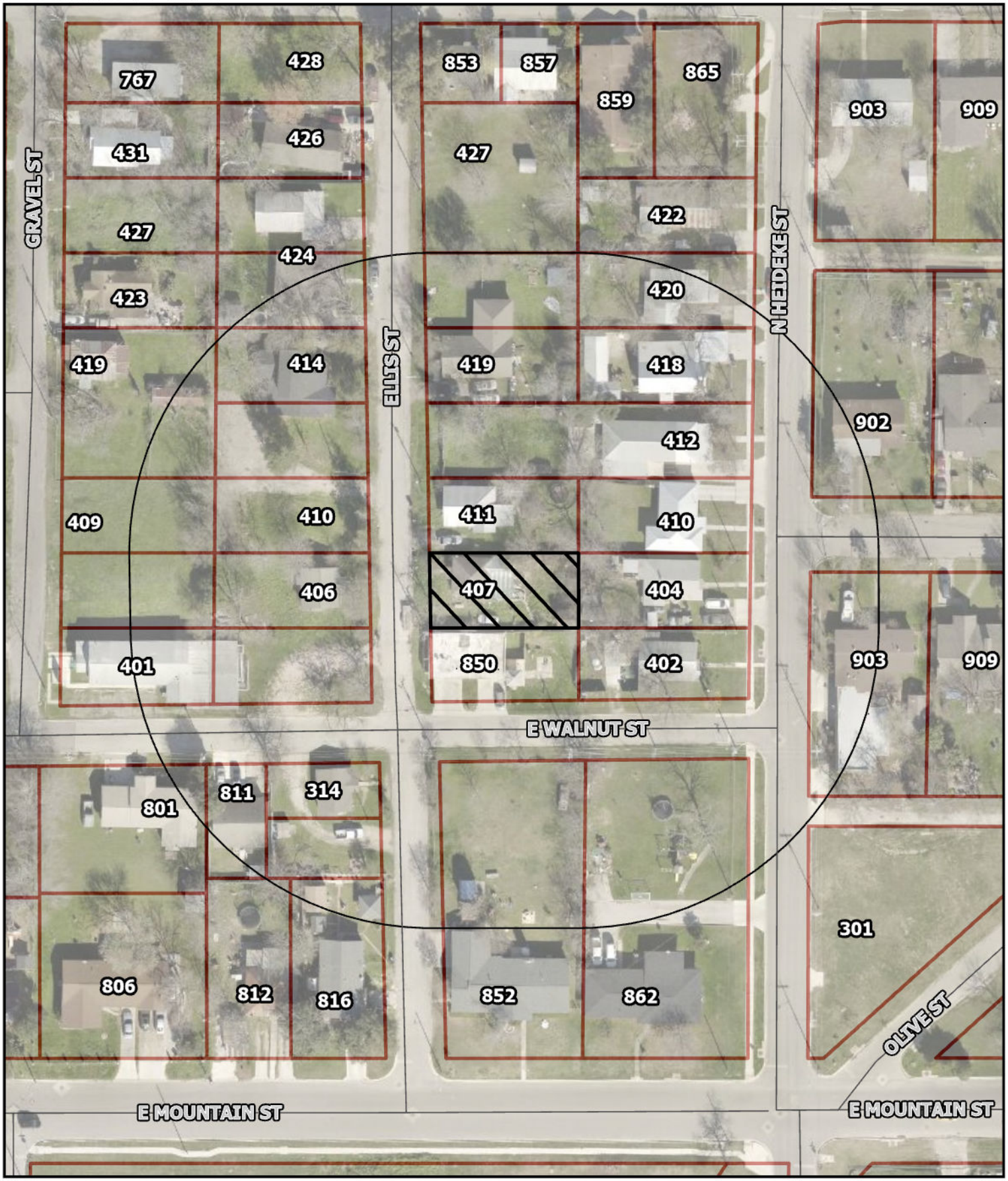
The property is in the Traditional Residential future land use district of the Comprehensive Plan, which does strongly recommend single family zoning. The intent of this district is to promote traditional residential uses found in the immediate core of Seguin, surrounding downtown.

TRAFFIC (STREET FRONTAGE & ACCESS):

The lot has frontage and access on Ellis Street, a city street with 40 feet of right-of-way.

LOCATION MAP

ZC 10-24 (407 Ellis St.)



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N

Site Location

200' Buffer

Parcel

1 inch = 85 feet

Printed: 7/11/2024

ZONING MAP

ZC 10-24 (407 Ellis St.)

Agricultural - Ranch
Commercial
Duplex 1
Duplex 2
Industrial
Light Industrial
Manufactured-Residential
MultiFamily 1
MultiFamily 2
MultiFamily 3
Manufactured Home Park
Neighborhood Commercial
None
Public
Planned Unit Development
Single Family Residential 1
Single Family Residential 2
Rural Residential
ROW
Suburban Residential
Zero Lot Lines
Corridor Overlay Districts
Downtown Historical District

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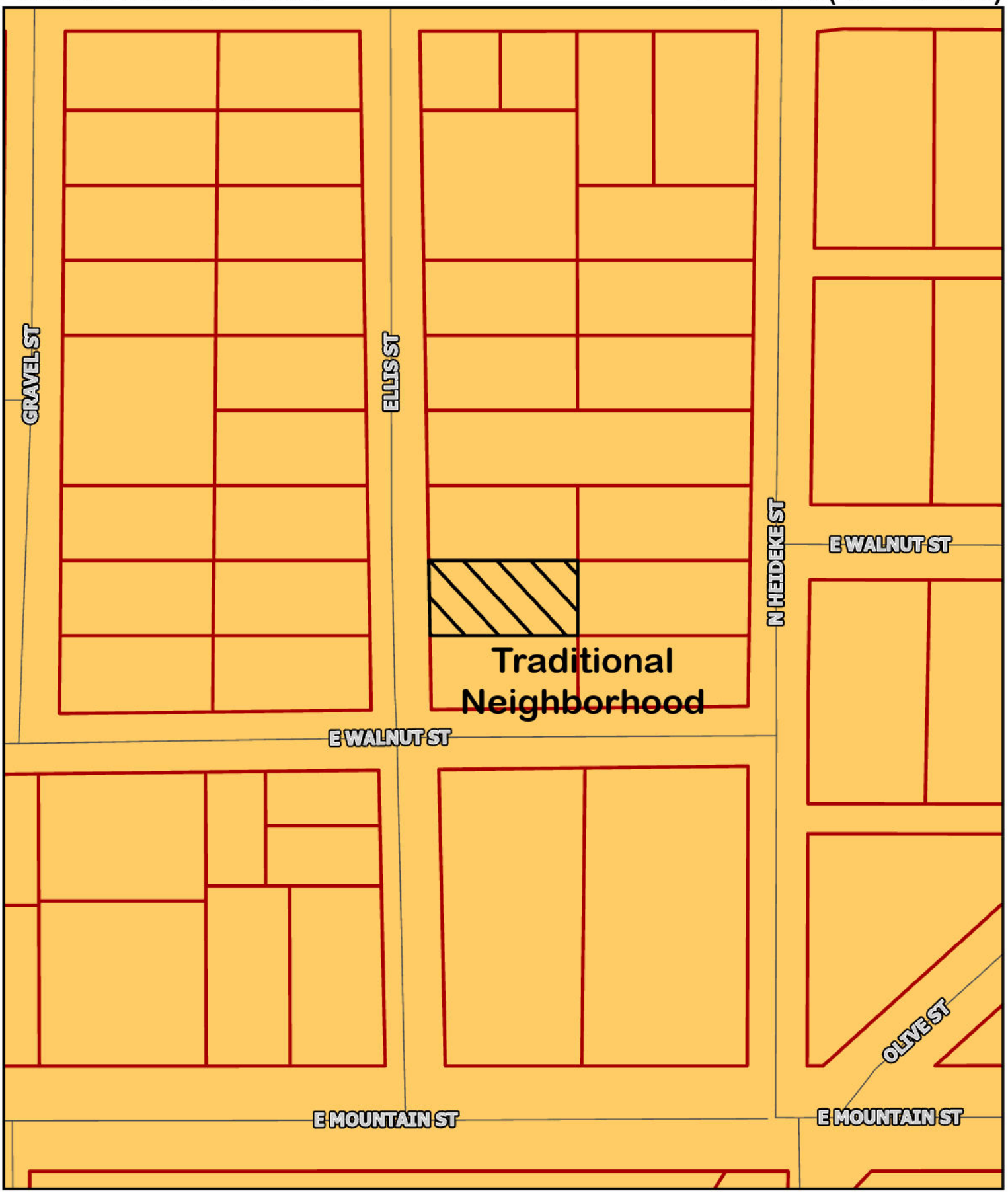
FUTURE LAND USE MAP

ZC 10-24 (407 Ellis St.)



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