



PLANNING & CODES

Planning and Zoning Commission Report

ZC 06-24

A request for Zoning Change 06-24 from Single Family Residential 1 (R-1) to Duplex Low Density (DP-1) for property located at 415 Troell St., Property ID 42289, was considered during a public hearing at the Public Planning & Zoning Commission meeting on June 11, 2024.

Melissa Zwicke presented the staff report. She stated that the property is in an existing neighborhood, Spring Hill Subdivision. The majority of properties in the area are zoned single family residential with some non-conforming multi-family uses in the area. The property is in the Suburban Residential Future Land Use District in which low-to medium density and Duplex zoning is supported. Ms. Zwicke added that though Duplex zoning is higher density than Single Family, DP-1 still retains the traditional neighborhood feel of the area. The zoning may be different, but the use is similar. There are no adverse impacts, public health, or safety concerns identified for the property. Staff received one letter in opposition to the request.

The Commission asked about the ROW of Troell St., the other lots owned by Mr. Aguilar, duplex parking, water availability, and if there are other duplex-1 zoned properties in single family residential areas.

Staff responded that the ROW of Troell St. is 40 ft. The applicant does not have any plans to develop or request a zone change for the other lots he owns. Duplex parking is two (2) parking spaces for each dwelling. Therefore, four (4) parking spaces total would be required. City water is available; however, public infrastructure would have to be extended in order to receive water. Ordinance Number 884 was amended by changing the zoning designation for three properties on E. Martindale St. from Single Family Residential (R-1) to Duplex High Density - 2 (DP-2).

The regular meeting recessed, and a public hearing was held. Ramon Aguilar, the applicant, stated he does not have any future plans to request to re-zone or build on the other lots he owns due to the great financial expense of extending the public infrastructure to these areas. There being no additional responses from the public, the regular meeting reconvened for action.

After consideration of the staff report and all information given regarding Zoning Change (ZC 06-24), Commissioner Davila moved that the Planning and Zoning Commission recommend approval of the zoning change from Single Family Residential (R-1) to Duplex low Density (DP-1) for the property located at 415 Troell St. Commissioner Schievelbein seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE THE ZONING CHANGE TO DUPLEX LOW DENSITY (DP-1)

MOTION PASSED

9-0-0

A handwritten signature in cursive script, appearing to read "Francis Serna".

Francis Serna, Planning Assistant

A handwritten signature in cursive script, appearing to read "Melissa Zwicke".

ATTEST: Melissa Zwicke,



PLANNING & CODES

ZC 06-24 Staff Report

415 Troell St.

Zoning Change from R-1 to DP-1

Applicant:

Ramon Nayib Aguilar
421 Troell St.
Seguin, TX 78155

Property Owner:

Ramon Aguilar & Guadalupe
Villanueva

Property Address/Location:

415 Troell St. Seguin, TX

Legal Description:

LOT: 7 BLK: 5 ADDN: SPRING
HILL .36 AC.
Property ID: 42289

Lot Size/Project Area:

.36 acres

Future Land Use Plan:

Suburban Residential

Notifications:

Mailed: May 30, 2024
Newspaper: May 26, 2024

Comments Received:

None

Staff Review:

Melissa Zwicke
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-1 (DP-1).

ZONING AND LAND USE:

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

SUMMARY OF STAFF ANALYSIS:

415 Troell St. is currently zoned Single-Family Residential (R-1). The applicant is proposing to rezone this lot to Duplex-1 to allow a duplex on the lot. The proposed duplex zoning is consistent with the Future Land Use Plan. There are existing non-conforming multi-family structures in the neighborhood.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan –Consistent, Suburban Residential is supportive of duplex (DP-1) zoning.

Compatible with existing and permitted uses of surrounding property – This is an area of low residential density. Though, Duplex zoning is higher density than Single Family, it still retains the traditional neighborhood feel of the area.

Adverse impact on surrounding properties or natural environment – None identified

Proposed zoning follows a logical and orderly pattern – Along with single family residences, there are existing non-conforming multi-family structures in the neighborhood.

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

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

This lot is a part of Spring Hill Subdivision, platted in 1947. This lot has its original zoning designation from 1996. The applicant wants to construct duplex in-fill development.

CODE REQUIREMENTS:

The applicant is proposing to place a duplex on this lot. According to the UDC Section 3.4.3, a new two-family residential structure is prohibited on single-family residential zoned property.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

This lot is located on Troell Street. This is an existing neighborhood, Spring Hill Subdivision. The majority of properties are zoned R-1, however, there are some non-conforming residential uses. There are two multi-family structures/apartments along Blanks Street.

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):

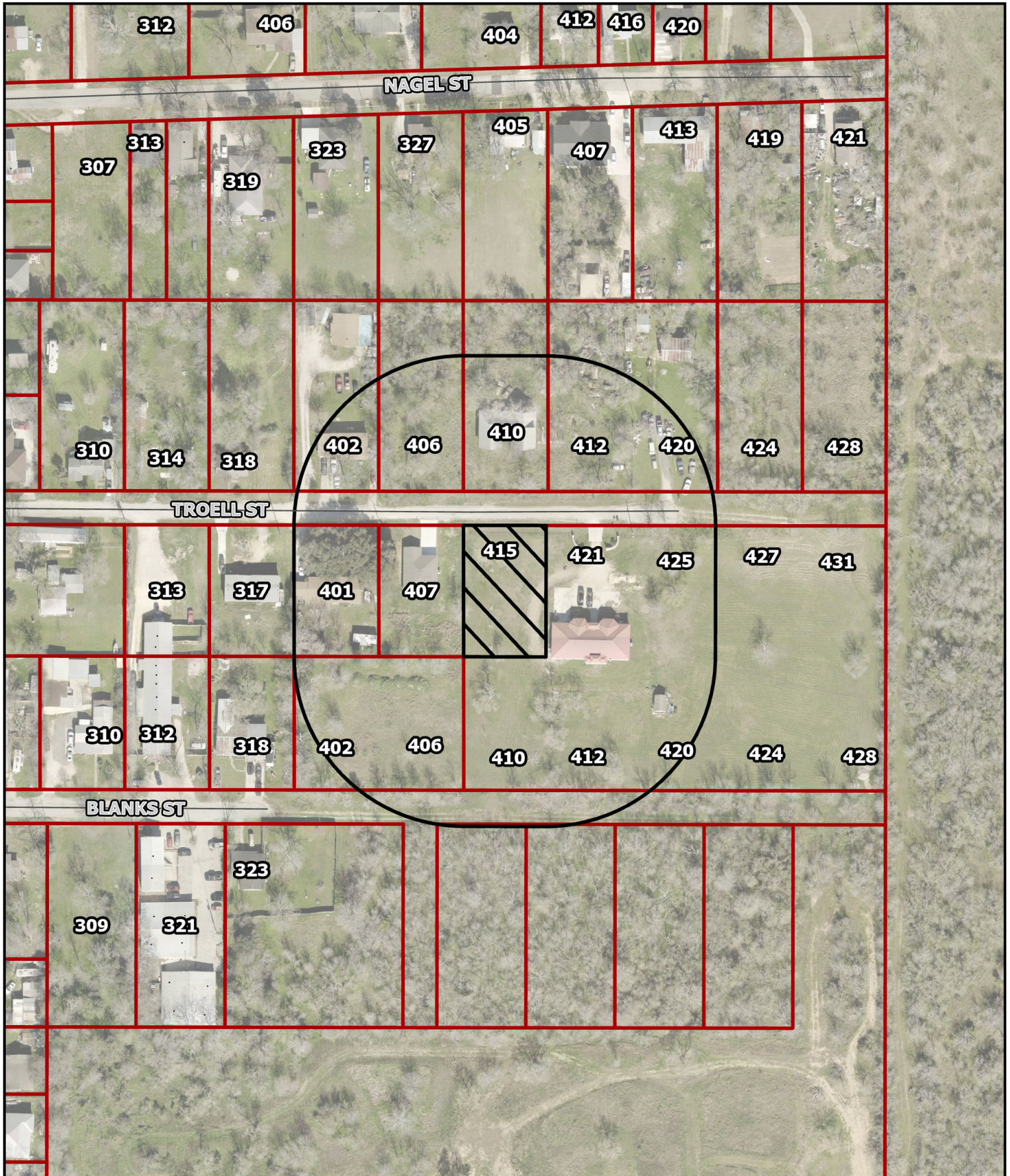
The property is in the Suburban Residential district of the City's future Land Use Plan. Development within Suburban Residential areas should consist of low- to medium density residential homes facing local streets. Suburban Residential areas should include typical suburban-style single-family neighborhoods and supporting uses. Housing within this designation can consist of a range of housing types and densities, including detached single-family homes and duplexes.

TRAFFIC (STREET FRONTAGE & ACCESS):

The lot has frontage only on Troell Street, a city right-of-way. The City will have to approve any driveway access.

LOCATION MAP

ZC 06-24 415 Troell St.



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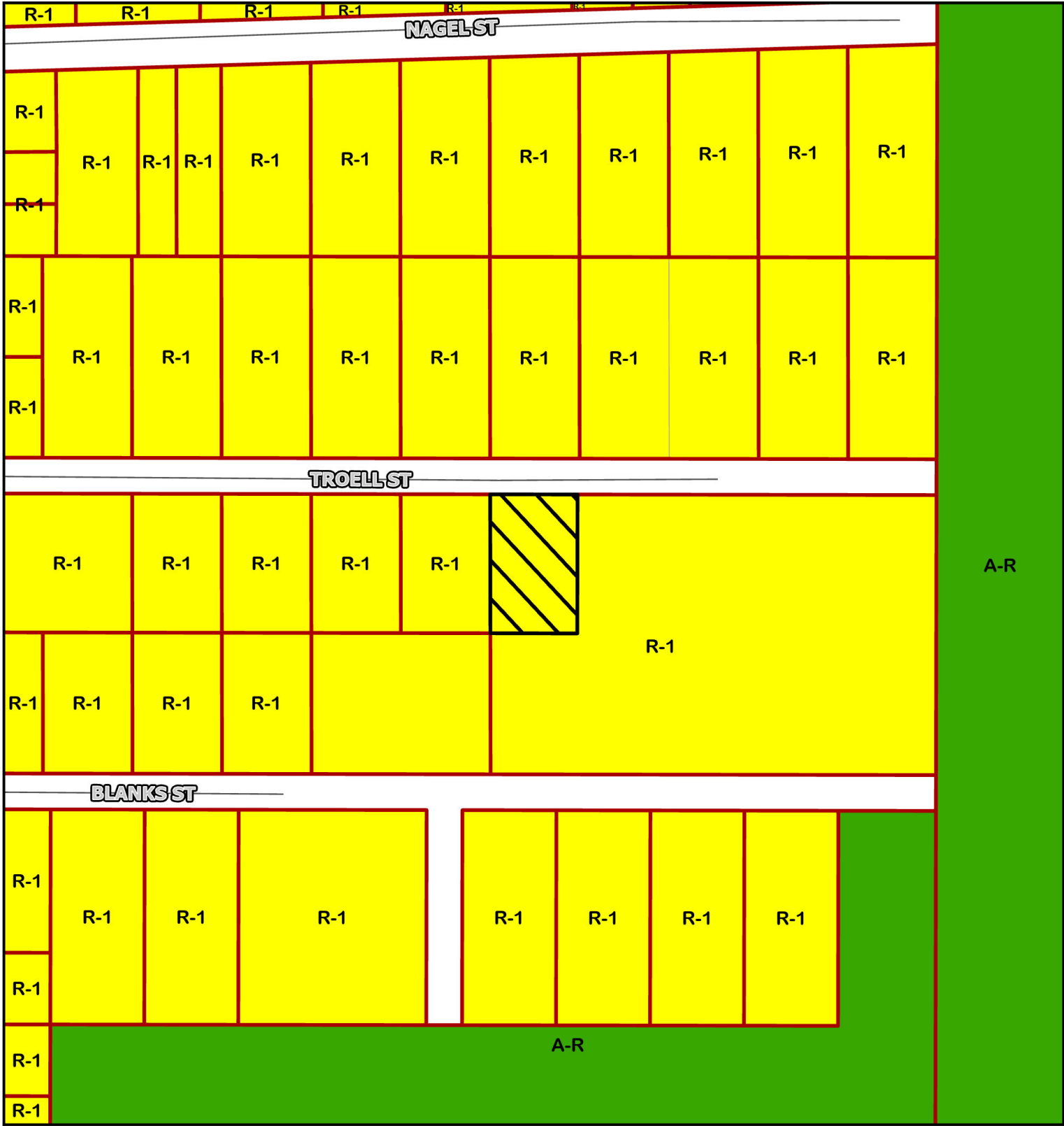
-  Site Location
-  200' Buffer
-  Parcel

1 inch = 150 feet

Printed: 5/17/2024

ZONING MAP

ZC 06-24 415 Troell St.



- | | | | | |
|----------------------|--------------------------|--------------------------|-----------------------------|------------------------------|
| 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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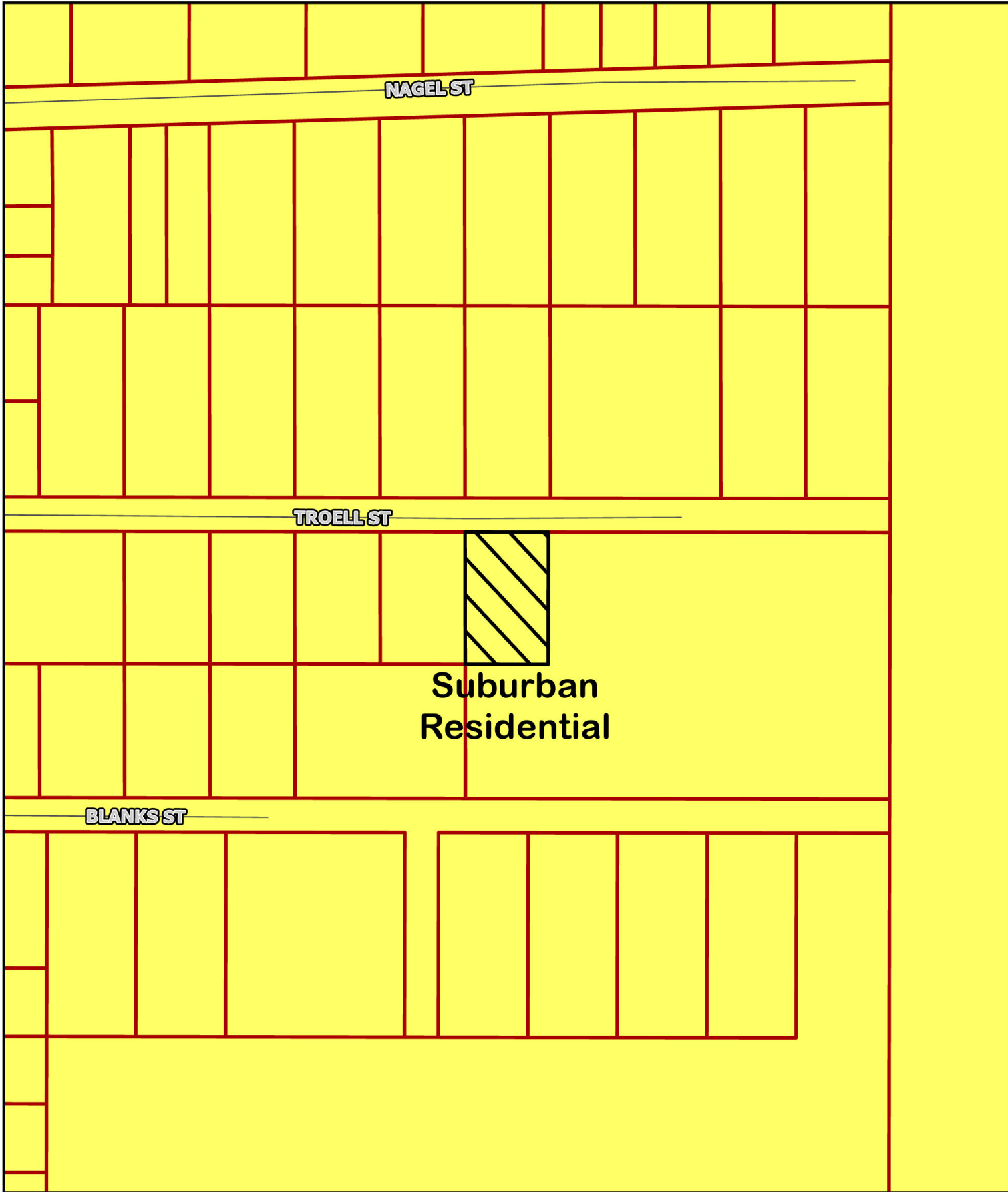
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Site Location



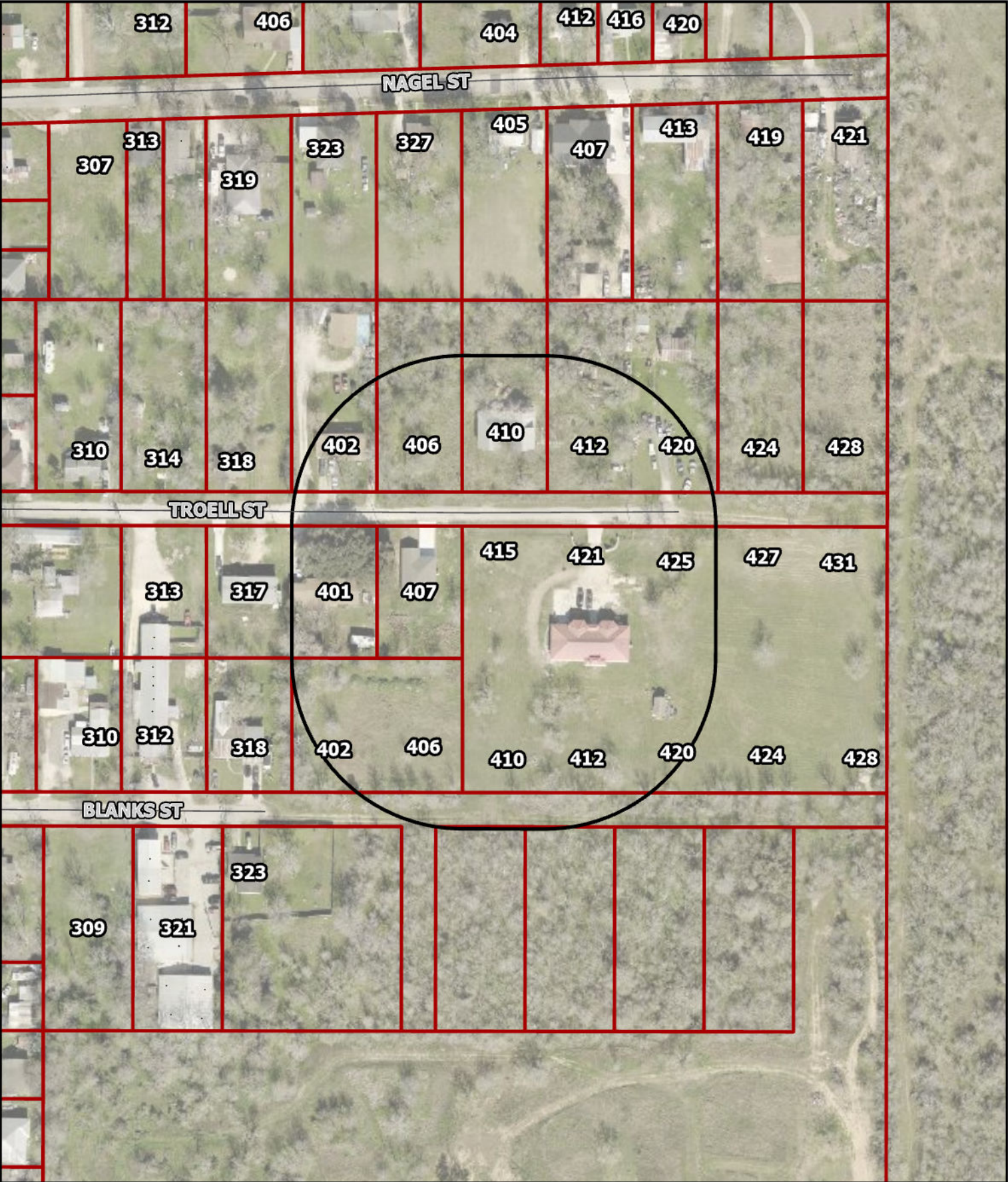
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LOCATION MAP/SURROUNDING MULTI-FAMILY

ZC 06-24 415 Troell St.



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200' Buffer
Parcel

1 inch = 150 feet

Printed: 6/26/2024

In order to be on record, this form may be filled out and mailed to the Planning and Zoning Department, City of Seguin, P. O. Box 591, Seguin, Texas 78156.

Please be advised that under the Open Records Act, Public Information is Available to All Members of the Public. Section 552.023 of the Government Code provides that a governmental body may not deny access to information to the person, or the person's representative, to whom the information relates. Public information includes correspondence, comments relevant to public issues and other information received from the public regardless of the medium in which it is received, collected or retained.

REPLY

**ZC 06-24
415 Troell
Property ID 42289**

Name: Santiago Zuniga + Rose Mary

Mailing Address: _____

Phone No.: _____

Physical Address of property (if different from the mailing):

If "In Favor" or "Opposed" please explain why in space allotted below:

In Favor _____

Opposed ☒

Reasons and/or comments 1. need cul-de-sac

a. Are they going to grant property for this
b people turning on our driveway big
trucks breaking our drain pipes
no fire hydrant out here

there will be too much traffic
We establish neighborhood duplexes
what type renters will be in (persons)
Property taxes goes higher
They have property too far back they can consider