



PLANNING & CODES

Planning and Zoning Commission Report

ZC 08-26

A request for Zoning Change 08-26, a zoning from Single-Family Residential (R-1) to Duplex High-Density (DP-2) for a property located at 212 E. Walnut Street, Property ID 13538 was considered during a public hearing at the Planning & Zoning Commission meeting on July 14th, 2026.

Kyle Warren, planner, presented the staff report. He stated that the applicant was requesting a zoning change to recoup a duplex use that was once there but was lost to abandonment.

Mr. Warren stated the property is a 4,617 sq. foot lot that is sub standard in size and frontage for DP-2 zoning. He explained that the lot had received two variances from Seguin's Zoning Board of Adjustments for both the size (4617 sq feet instead of 5,400) and frontage (38 feet instead of 60 feet).

Mr. Warren said the only safety or general welfare issues that were identified was additional traffic generated in the area, though a condition was added with the approved variances for all required parking to be internal on the lot. This meant no parking can back directly into Walnut Street.

Mr. Warren stated that the request is consistent with the FLUP of Downtown Core and follows a logical and orderly pattern with nearby and adjacent properties being zoned Single Family and commercial, with some multifamily uses in the area. He argued the duplex zoning would provide an area of transitional density from the single-family uses and the multi-family uses.

Mr. Warren then said two letters were received in favor of the case. Only one had any written explanation, stating that the duplex would be a good addition to the neighborhood, bringing use back to a vacant building.

The regular meeting recessed, and a public hearing was held. The applicant, David Atchberg, approached the commission and stated that staff had given a thorough presentation, and that he had no more to say on the case.

No one else from the public spoke on the case.

The regular meeting was reconvened for action and a vote was made.

After consideration of the staff report and all information given regarding Zoning Change (ZC 08-26), Commissioner Kelly Schievelbein moved that the Planning and Zoning Commission recommended approval of the zoning change from Single-Family Residential (R-1) to Duplex High Density (DP-2) for a property located at the 212 E. Walnut Street, Commissioner Wayne Windle seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE THE ZONING CHANGE TO DUPLEX HIGH DENSITY (DP-2)

MOTION PASSED

5-0

A handwritten signature in cursive script, reading "Francis Serna".

Francis Serna, Planning Assistant

A handwritten signature in cursive script, reading "Kyle Warren".

ATTEST: Kyle Warren, Planner



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."

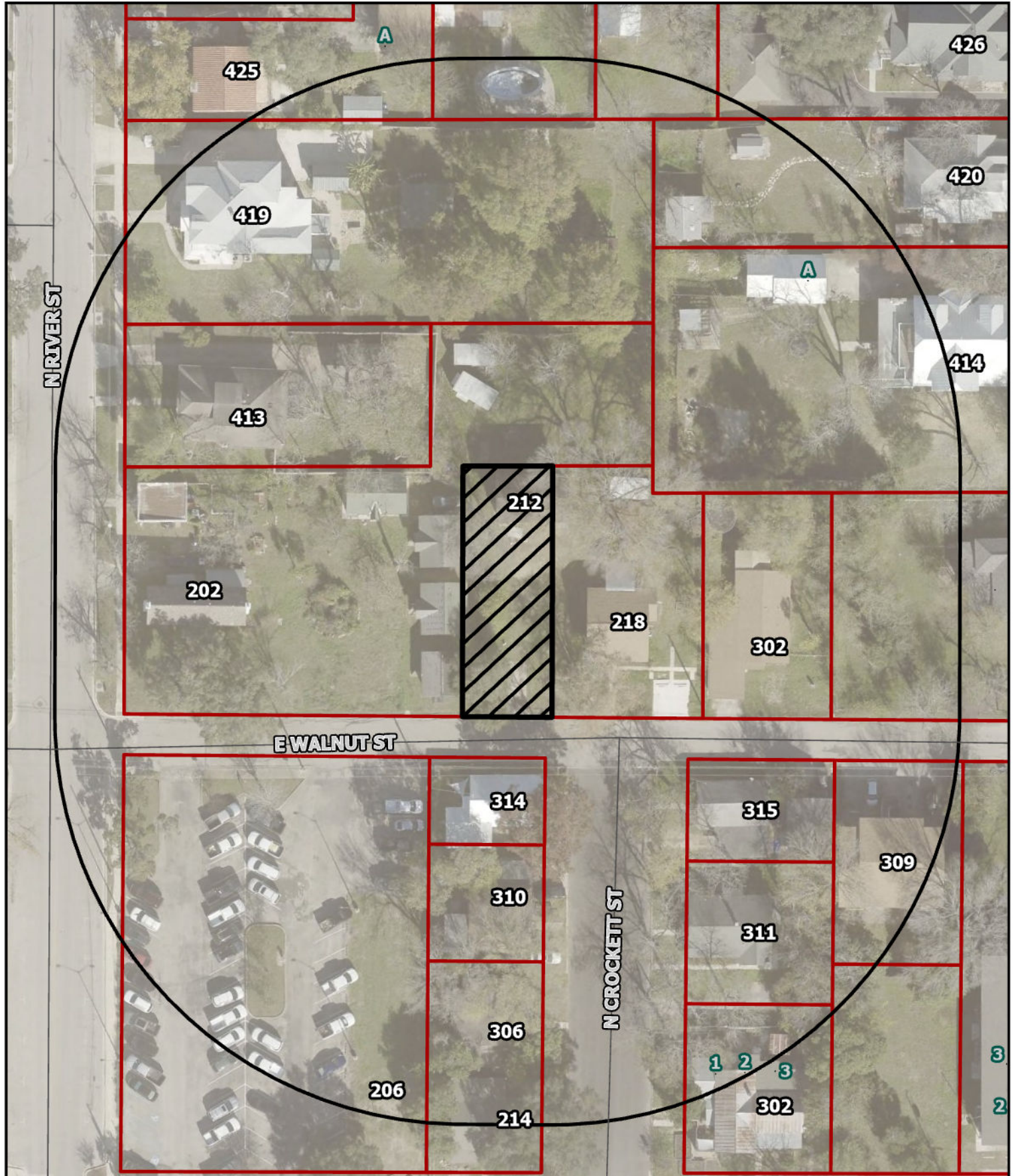
The Downtown Core classification is very supportive of duplexes when compatible in scale with the surrounding developments.

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



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.



 200' Buffer
 Parcel

1 inch = 63 feet

Printed: 5/8/2026

ZONING MAP

ZC 08-26 212 E Walnut



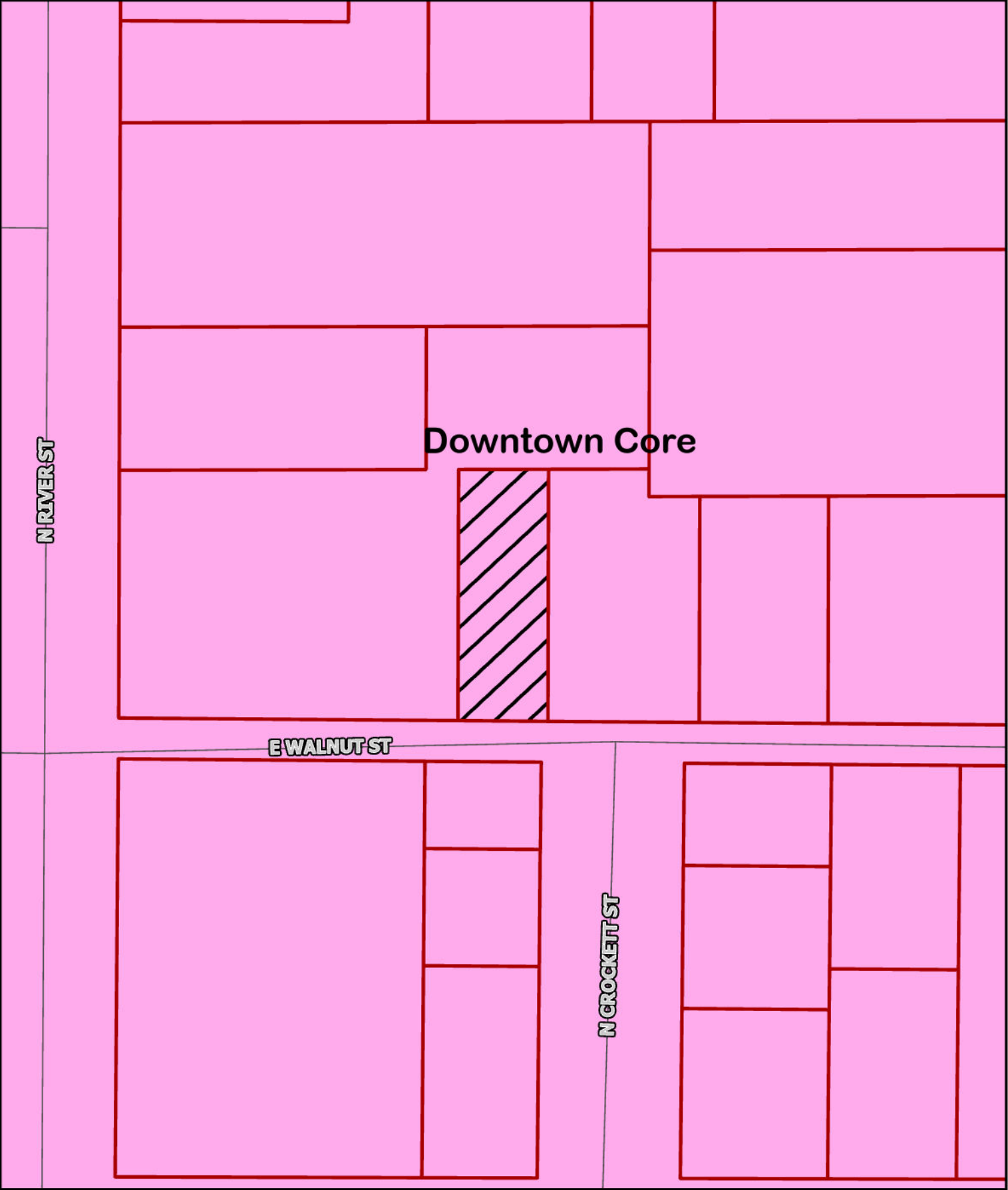
- | | | | | |
|----------------------|--------------------------|--------------------------|-----------------------------|----------------------------|
| Agricultural - Ranch | Light Industrial | Manufactured Home Park | Single Family Residential 1 | Zero Lot Lines |
| Commercial | Manufactured-Residential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

1 inch = 63 feet

Printed: 5/8/2026

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

**212 E. Walnut St.
Property ID 13541
(ZC 08-26)**

Name: Carol Mullen

Mailing Address: Seguin, TX 78155

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 The property has been
unoccupied for quite a while and it will
be a positive addition to the area when it
becomes a place where someone can live.

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REPLY

212 E. Walnut St.
Property ID 13541
(ZC 08-26)

Name: Greg & Germaine Miller

Mailing Address: Seguin TX 78155

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 _____

