



## 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
<b>Subject Property</b>	R-1	Vacant lot
<b>N of Property</b>	R-1	Residences
<b>S of Property</b>	R-1	Vacant lot
<b>E of Property</b>	R-1	Residences
<b>W of Property</b>	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.

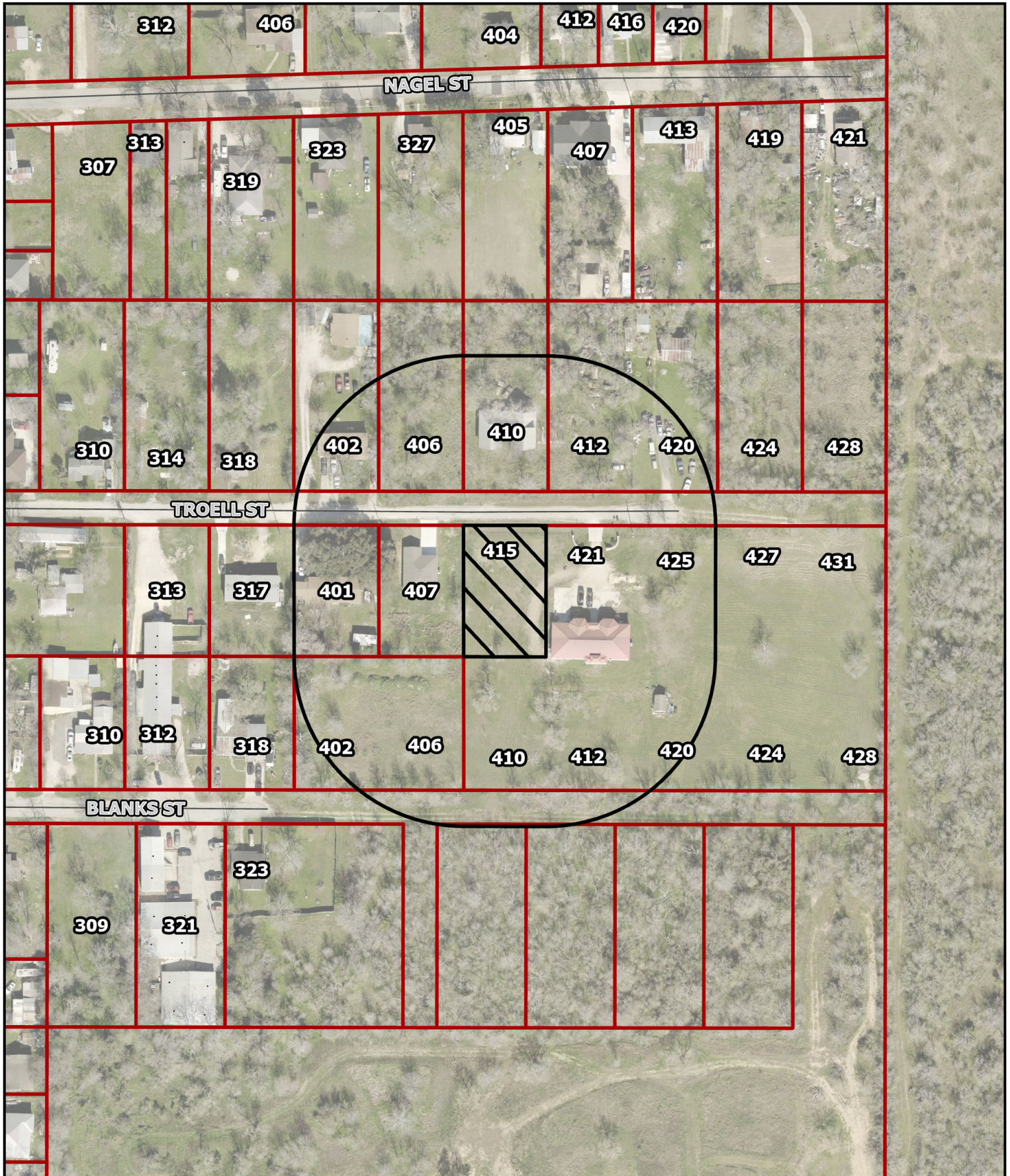
### **TRAFFIC (STREET FRONTAGE & ACCESS):**

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

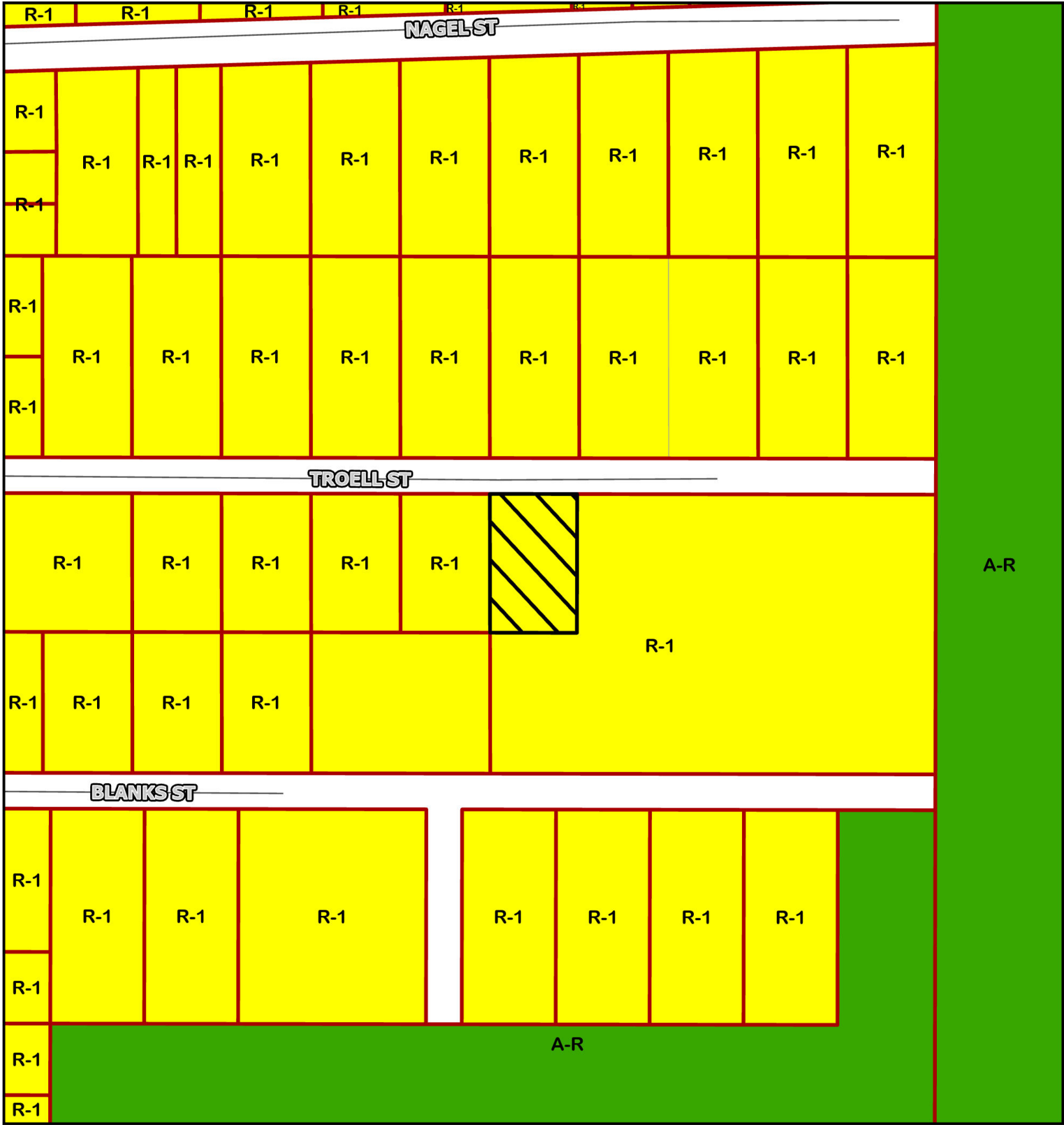
1 inch = 150 feet

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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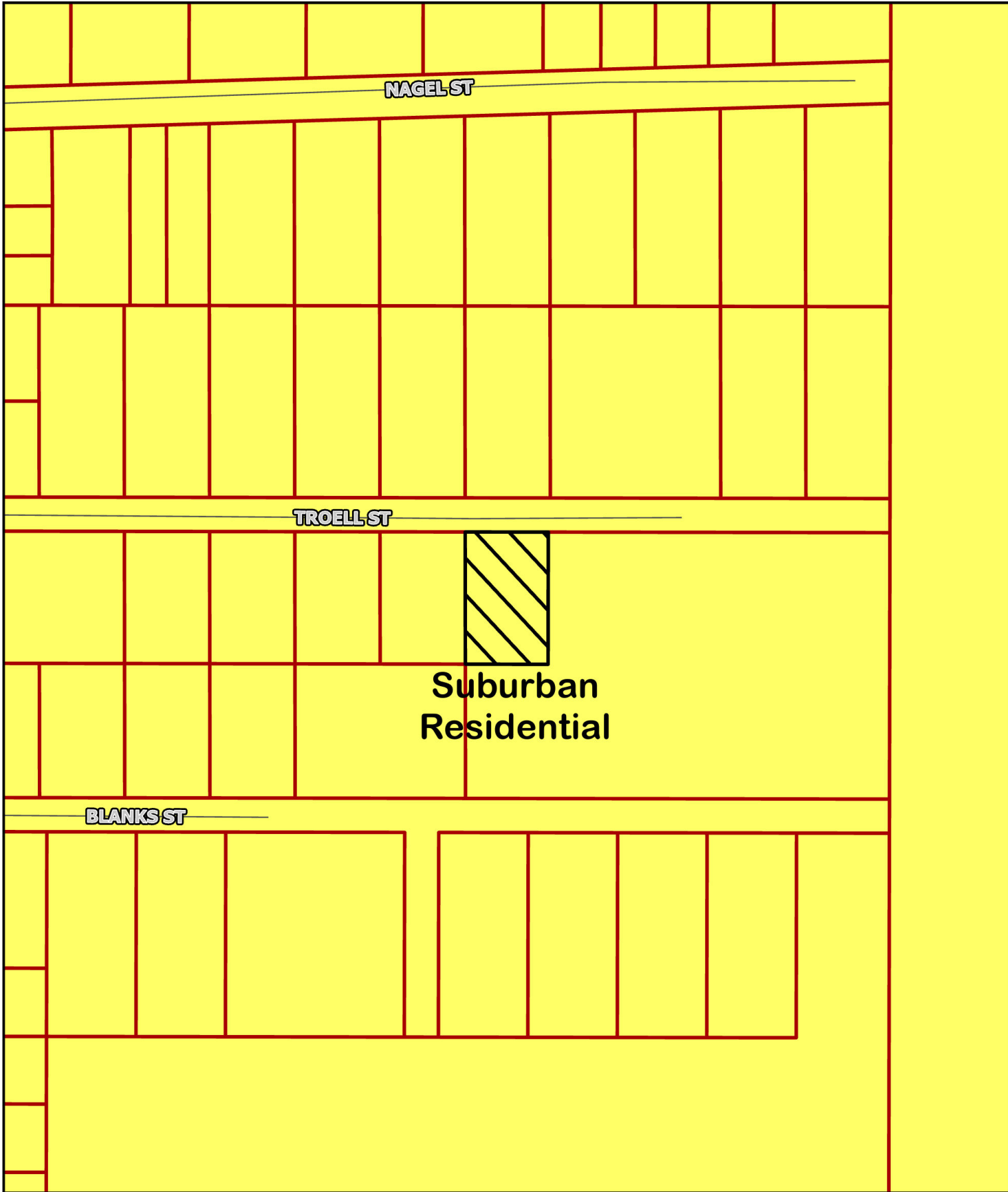


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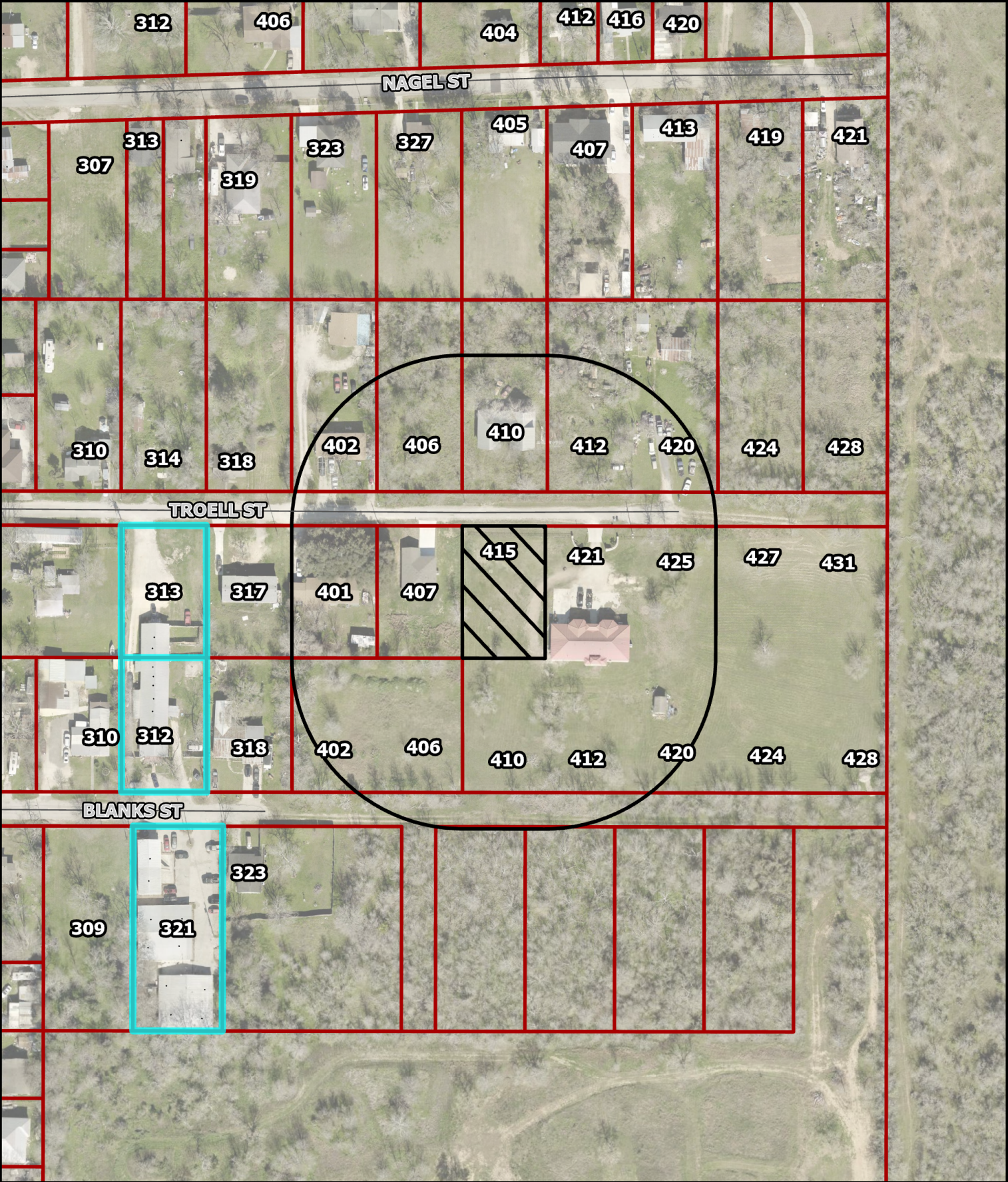


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