



**PLANNING &
CODES**

**Lot Depth Requirements
330 Adams St.
PV 01-25 Staff Report**

Applicant:

Dustin Jones
786 Gin Spur Rd
Seguin, TX 78155

Property Owner(s):

Double J Property
Ventures, LLC
786 Gin Spur Rd
Seguin, TX 78155

Property

Address/Location:

330 Adams St.

Legal Description:

LOT: A W 180 X 215 OF
BLK: 50 ADDN: RIVER
0.8880 AC.
Property ID: 38268

Lot Size/Project Area:

.888 acres

Future Land Use Plan:

Traditional Residential

Notifications:

Newspaper:
Mailed:

Comments Received:

None

Staff Review:

Melissa Zwicke
Planner

Attachments:

- Location Map
- Zoning Map
- FLUP Map
- Replat

REQUEST:

The applicant is requesting a plat variance for the lot depth requirements for a residential lot.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	R-1	Single-Family Residential
N of Property	R-1	Single-Family Residential
S of Property	R-1	Single-Family Residential
E of Property	R-1	Single-Family Residential
W of Property	R-1	Single-Family Residential

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant is requesting a plat variance for the lot depth requirements for three (3) lots (Lots 2, 3, and 4) of the J.H Flores Subdivision, Block 50 replat. The platting of this property triggered the requirement for 5' of right-of-way dedication along W. Shelby Street and Adams Street. The required ROW dedication resulted in three out of four proposed lots falling below the one-hundred-foot minimum lot depth requirement for a typical R-1 residential lot. Each of the four lots meets the requirement for lot frontage and lot area for an R-1 residential zoning. Approval of this variance for these lots will not impact any of the required development standards seen in Chapters 3 and 5 of the Unified Development Code (front, side, rear setbacks, off-street parking, etc.)

CRITERIA	MEETS
Variance requested arises from such conditions which are unique to the property in question, and which is not ordinarily shared by others in the same neighborhood or zoning district	X
There are particular physical surroundings, shape or topographical condition of the property involved which would result in a practical difficulty or unnecessary hardship or inequity upon or for the owner	
The request for the variance is not based exclusively on financial gain or the reduction of an existing financial hardship	X
The granting of the variance will not be materially detrimental or injurious to, or adversely affect the rights of, owners or residents of the surrounding property	X
The proposed variance will not impair an adequate supply of light or air to adjacent property, increase congestion on public streets, increase the fire danger, endanger public safety, diminish or impair property values within the neighborhood or be opposed to the general spirit of intent of the ordinance	X

PLANNING DEPARTMENT ANALYSIS

BACKGROUND:

The applicant is seeking approval of a plat variance to the lot depth requirements for three lots (Lot 2,3, and 4) of the J.H Flores Subdivision, Block 50 replat. The platting of this property triggered a dedication of right-of-way along Shelby and Adams Streets which have an existing right-of-way width of twenty (20) and forty (40) feet, respectively. A typical residential street is fifty (50) feet. The combined twenty (20) foot dedication resulted in three of the proposed lots falling below the minimum lot depth requirements. Depth deficiencies range from .47" to 1' 2" for three of the four lots.

CODE REQUIREMENTS:

Section 3.6 Lot dimensional and development standards of the Unified Development Code call for a minimum lot depth of one hundred (100) feet for a residential lot in an R-1 zoning district.

COMPREHENSIVE PLAN:

The property is located within the Traditional Residential classification of the Future land Use Plan. The intent of this district is to establish a walkable neighborhood with a mix of housing types and neighborhood-scaled commercial services.

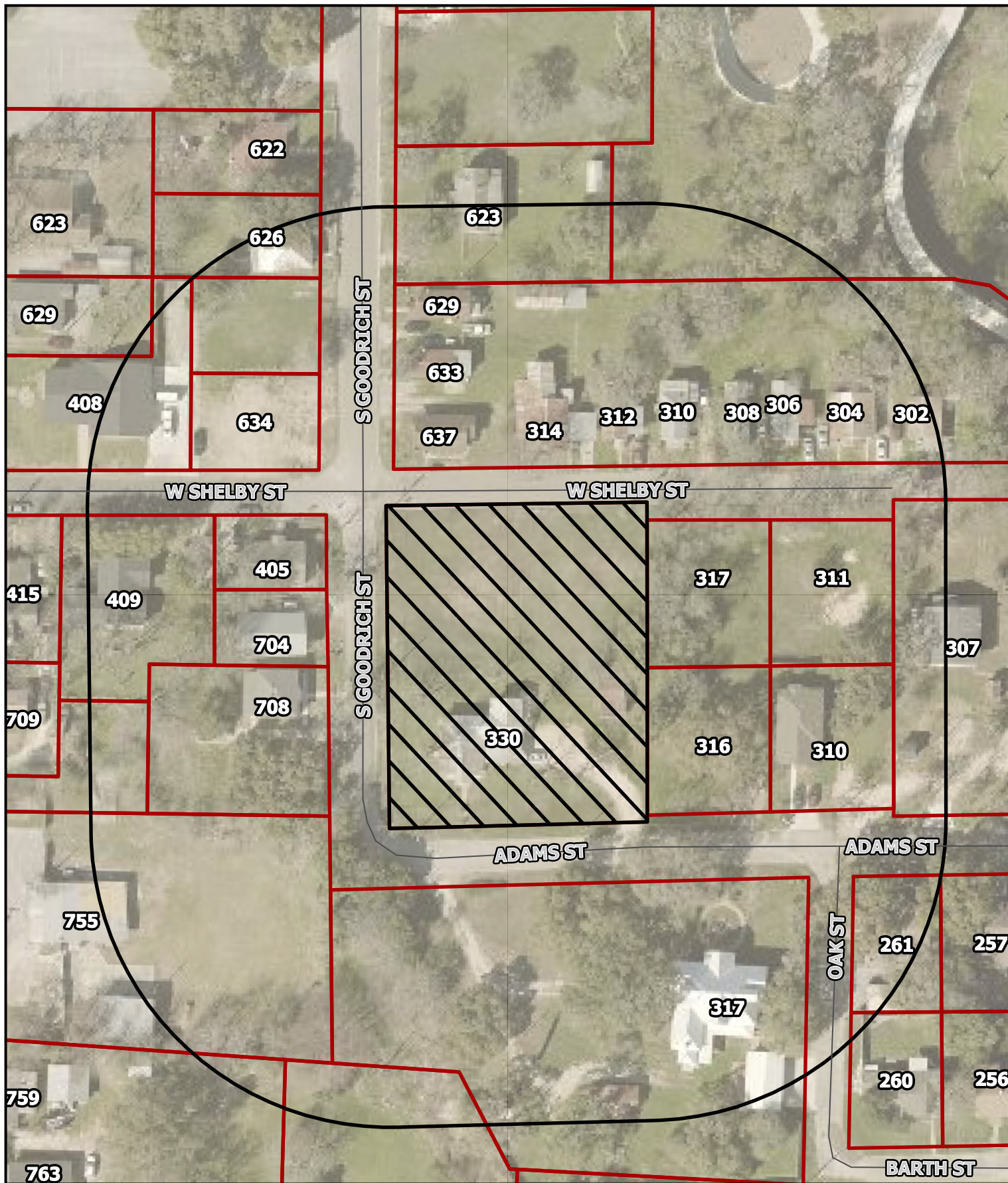
OTHER CONSIDERATIONS: Precedence has already been set with the approval of similar plat variances requests for lot depth. Since 2022, lot depth variances have been granted for Pine St Commons plat, Nuquantum Holdings plat and Timber plat, due to dedication of right-of-way.

STAFF RECOMMENDATION:

Staff are recommending approval of the variance request, to the lot depth requirements, for Lots 2, 3, and 4 of the J.H Flores Subdivision, Block 50 replat. The amount is minimal, and the existing lot had sufficient depth prior to the requirement of the right-of-way dedication. In granting this variance the new lot orientation will also remove the double frontage lot that currently exists. The deviation from the lot minimum requirements for lot length for R-1 zoning shown in the UDC for these lots will not impact any future proposed structures from meeting development requirements found in Chapters 3 and 5 of the UDC.

LOCATION MAP

PV 01-25 330 ADAMS ST.



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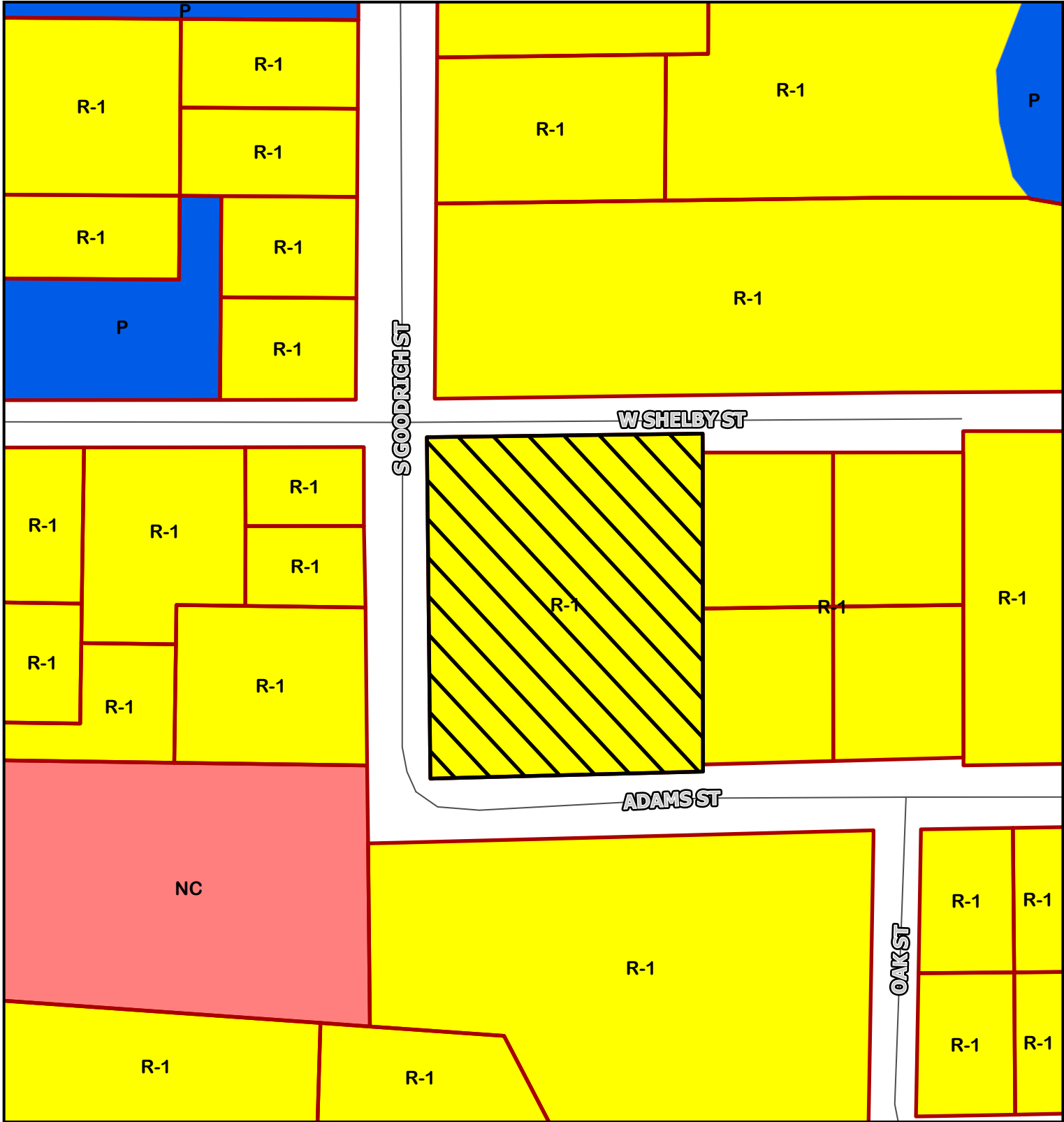


1 inch = 85 feet

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ZONING MAP

PV 01-25 330 ADAMS 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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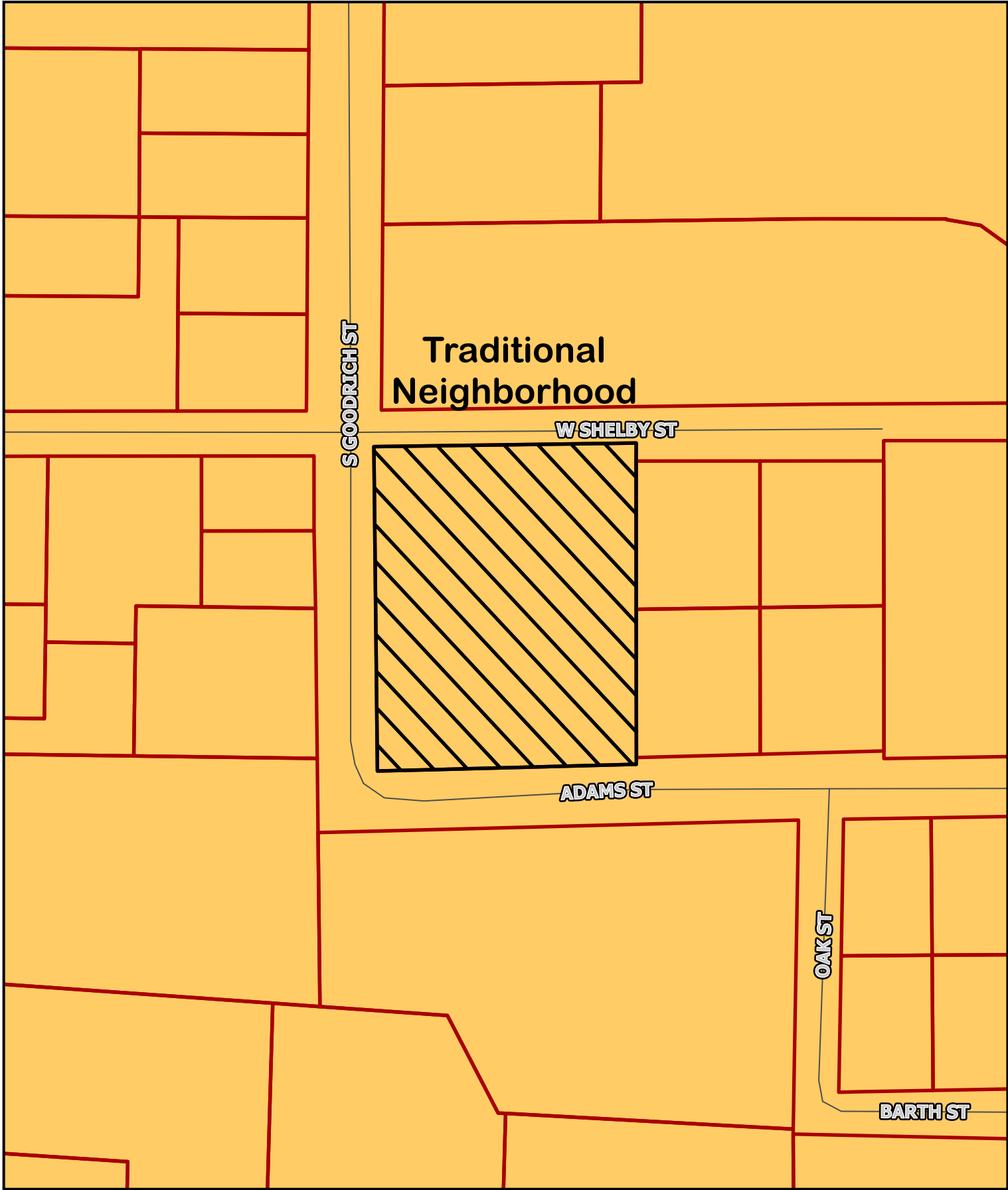
Site Location



Parcel

1 inch = 85 feet

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