



PLANNING & CODES

Planning and Zoning Commission Report

ZC 12-22

A request for Zoning Change 12-22 from Single Family Residential 1 (R-1) to Duplex High Density (DP-2) for properties located 607, 611, and 615 E. Martindale St., Property ID 39301 were considered during a public hearing at the Public and Virtual Planning & Zoning Commission meeting on July 12, 2022.

Helena Schaefer presented the staff report. She stated that the applicant is requesting a zoning change for three properties at 607, 611 & 615 E. Martindale St. The property owner would like to construct duplexes on the lots which is not allowed in Single-family Residential 1 (R-1). Duplex Residential (DP-2) would allow two units (or one structure) to be placed on each lot due to the size and dimensions on the three lots. The lots have their original 1989 zoning designation of Single Family Residential (R-1). There was a residential structure that was demolished due to substandard conditions.

Ms. Schaefer explained that the area is mostly single-family residential uses and zoning. She pointed out that there are some duplexes in the area, either zoned for legal non-conforming or grandfathered. She stated there are two low-income housing developments to the south, Roslyn Heights and Patton St. The properties are zoned public, but are multi-family in use, with structures containing two to three housing units. She stated that there is a certain degree of compatibility to the proposed duplex zoning.

The properties are in the Regional Node A Future Land Use District which suggests High Density Residential use.

The proposed development will take access on E. Martindale St., a city right-of-way. No health, safety or environmental issues have been identified.

One comment in opposition was received stating that the property was once residential and should remain as such. They are opposed to duplex and multi-family zoning.

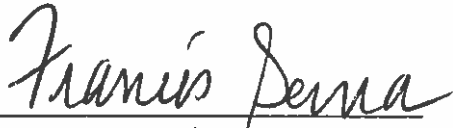
The regular meeting recessed, and a public hearing was held. There being no responses from the public the regular meeting reconvened for action.

After consideration of the staff report and all information given regarding Zoning Change (ZC 12-22), Commissioner Davila 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 properties located at 607, 611 & 615 E. Martindale St. Commissioner Felty seconded the motion. The following vote was recorded:

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

MOTION PASSED

6-2-0



Francis Serna, Planning Assistant



ATTEST: Helena Schaefer,
Senior Planner



PLANNING & CODES

ZC 12-22 Staff Report
607, 611, 615 E Martindale St
Zoning Change from R-1 to DP-2

Applicant:

TKG Custom Homes LLC
533 E Court St
Seguin, TX 78155

Property Owner:

Same as applicant

Property Address/Location:

607, 611 & 615 E Martindale
St

Legal Description:

Lot 10, 11 & 12, Blk 1 of
Roseland Heights #2 Addn
Property ID: 39301

Lot Size/Project Area:

.75 acres

Future Land Use Plan:

Regional Node A

Notifications:

Mailed: July 1, 2022
Newspaper: June 26, 2022

Comments Received:

None

Staff Review:

Helena Schaefer
Senior 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-2 (DP-2).

ZONING AND LAND USE:

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

SUMMARY OF STAFF ANALYSIS:

The three properties located at 607, 611 and 615 E Martindale St are currently zoned Single-Family Residential (R-1). The applicant is proposing to rezone these three lots to Duplex-2 to allow a duplex on each lot. The proposed duplex zoning is not consistent with the Future Land Use Plan because the Regional Node recommends higher residential density. However, there is a degree of compatibility with existing zoning and uses; there are existing conforming and non-conforming duplex structures in the neighborhood.

The Commission should consider the recommendations of the Future Land Use Plan, as well as the existing land uses/zoning in the area.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – Not consistent

Compatible with existing and permitted uses of surrounding property – this is an area of low residential density.

Adverse impact on surrounding properties or natural environment – None identified

Proposed zoning follows a logical and orderly pattern – This is infill development on existing platted lots within a residential neighborhood.

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

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

These three lots have their original zoning designation from 1989. There was a single-family residential structure on one of the properties, but was demolished due to substandard conditions. The applicant wants to construct duplex in-fill development. These lots are already platted.

CODE REQUIREMENTS:

The applicant is proposing to place a duplex on each of the three lots. According to the UDC Section 3.4.3, a new two-family residential structure is not allowed on a single-family residential zoned property.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

These lots are located along the 600 block of E Martindale St. This is an existing neighborhood, Roseland Heights. The majority of the properties are zoned R-1, but there are some conforming and non-conforming residential uses. There are duplexes along Patton Dr, Woodland Dr and E Baxter. There is also two low-income housing developments nearby, Rosalyn Heights and Patton Street, where there is a combination of single-family structures and two-family structures.

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):

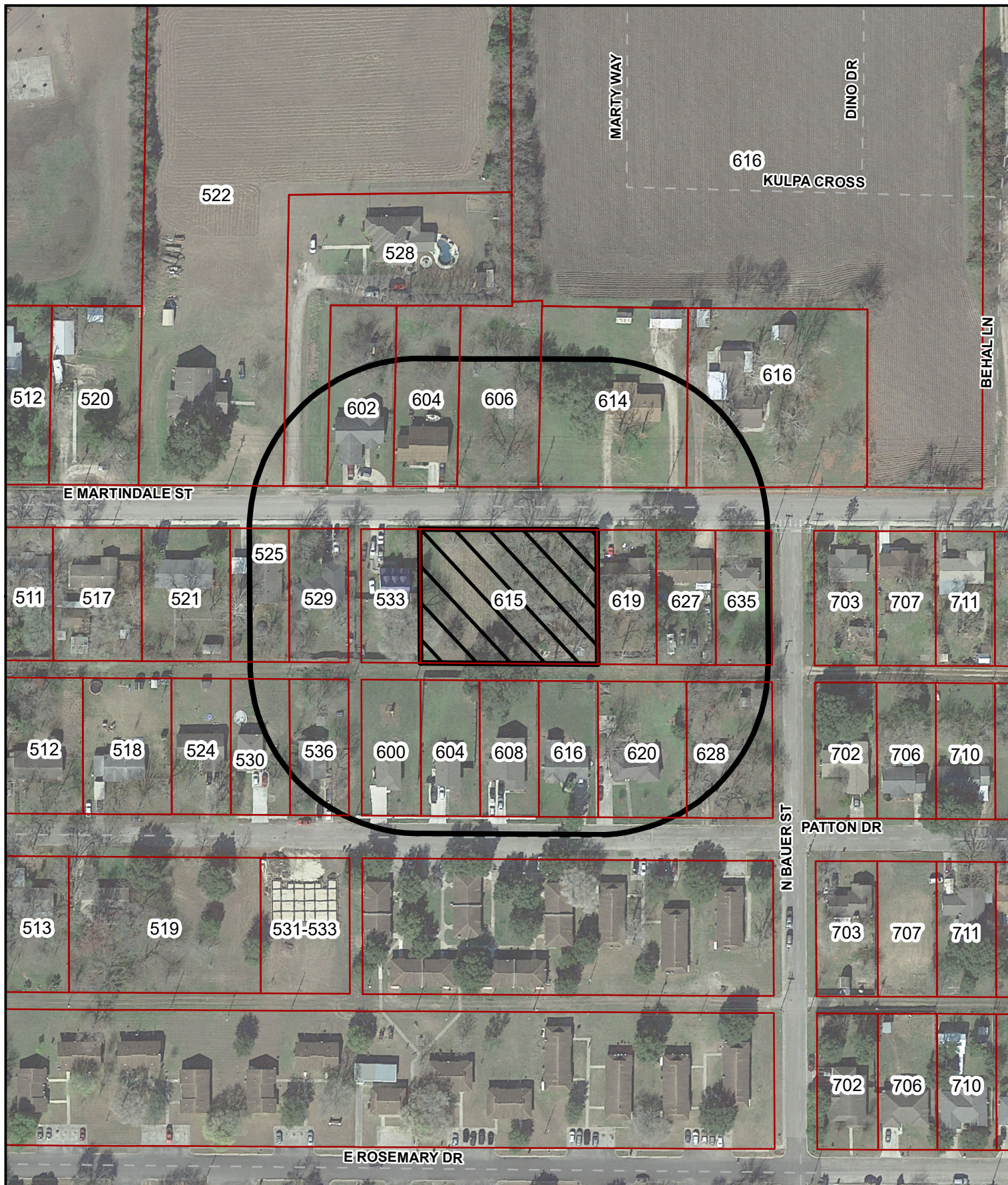
The properties are located in the Regional Node A future land use district of the Comprehensive Plan. Higher residential density is a preferred characteristic of this future land use district.

TRAFFIC (STREET FRONTAGE & ACCESS):

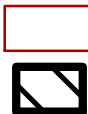
The lots have frontage only on E Martindale St, a city right-of-way. City will have to approve any driveway access. With the possible addition of six housing units, there should be minimal effects on traffic.

LOCATION MAP

ZC 12-22 607,611, & 615 E. Martindale St



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.



Lot Lines



Site Location



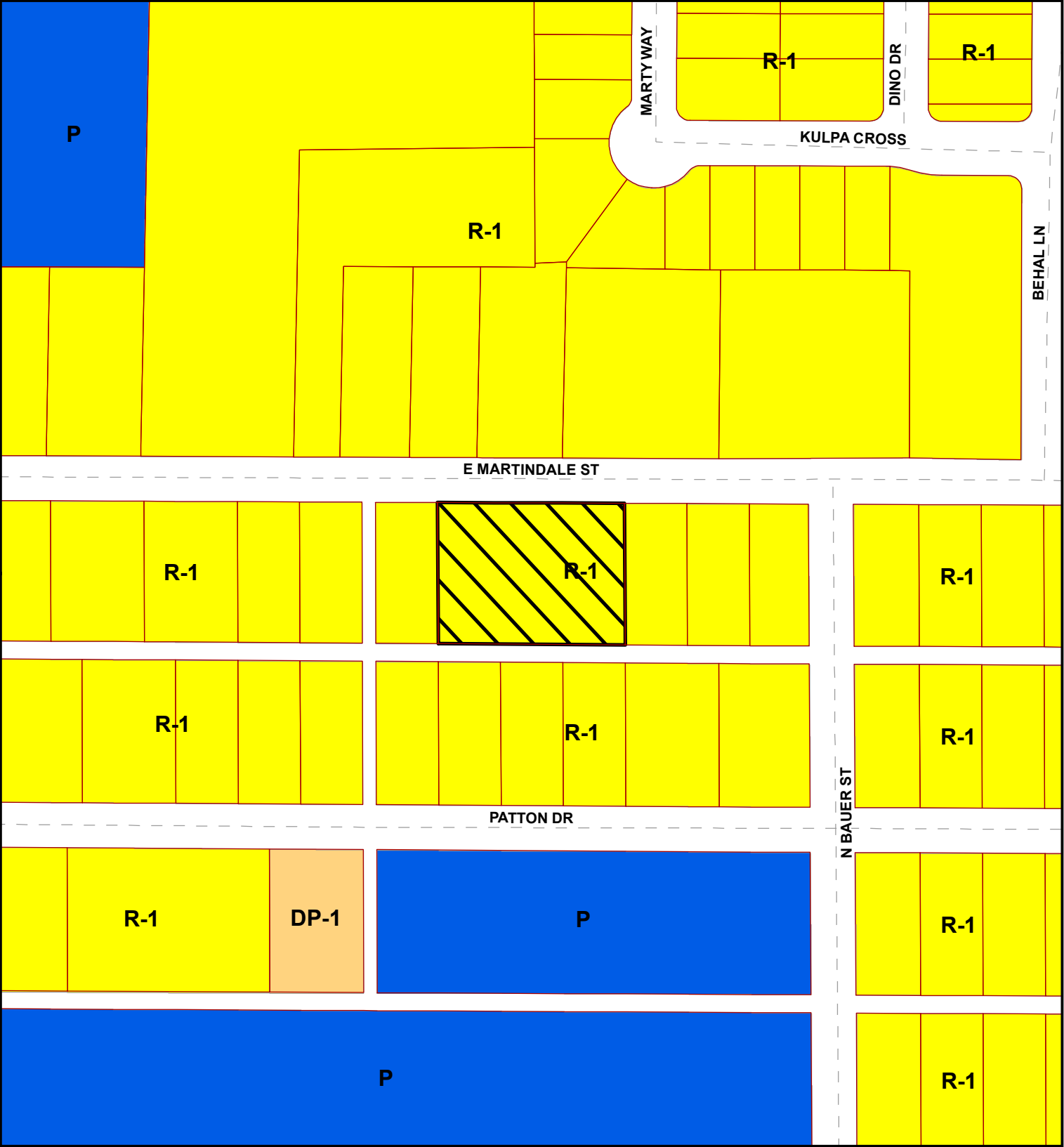
200' Notification Buffer

1 inch = 150 feet

Printed: 6/16/2022

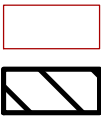
ZONING MAP

ZC 12-22 607,611, & 615 E. Martindale St



Agricultural - Ranch	Single Family Residential 2	MultiFamily 1	Manufactured Home Park	Industrial
Rural Residential	Zero Lot Lines	MultiFamily 2	Neighborhood Commercial	Public
Suburban Residential	Duplex 1	MultiFamily 3	Commercial	Planned Unit Development
Single Family Residential 1	Duplex 2	Manufactured-Residential	Light Industrial	ROW

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.

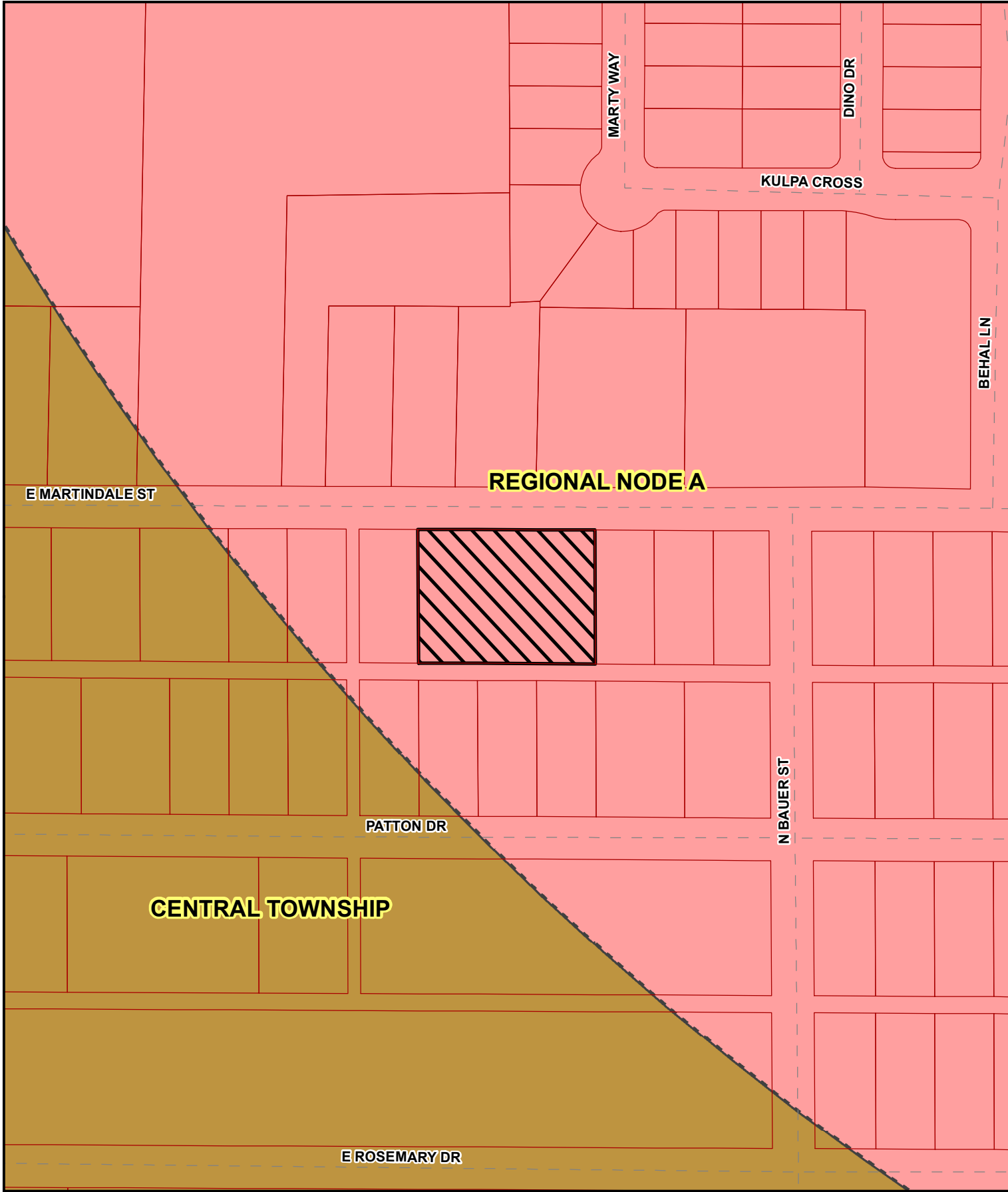


Ownership
Site Location

1 inch = 150 feet
Printed: 6/16/2022

FUTURE LAND USE MAP

ZC 12-22 607,611, & 615 E. Martindale St



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.



Ownership

Site Location

1 inch = 150 feet
Printed: 6/16/2022