



PLANNING & CODES

ZC 23-22 Staff Report

772 Johnson Ave.

Zoning Change from R-1 to DP-2

Applicant:

Yesenia Rito
1004 E Weinert St
Seguin, TX 78155

Property Owner:

Property US, LLC

Property Address/Location:

772 Johnson Ave.

Legal Description:

Lot: 1SW 82.5 x 127 of BLK:
1019 ADDN: WEST.242 AC.

Lot Size/Project Area:

.242 acres

Future Land Use Plan:

Central Township

Notifications:

Mailed: 12/01/2022
Newspaper: 11/27/2022

Comments Received:

None

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 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	Vacant lot
E of Property	R-1	Residences
W of Property	R-1	Multifamily residences

SUMMARY OF STAFF ANALYSIS:

The property currently located at 772 Johnson Ave. is zoned Single-Family Residential (R-1). The applicant is proposing to rezone the lot to Duplex-2 to allow a duplex on the lot. The proposed duplex zoning is Consistent with the Future Land Use Plan because the Central Township recommends DP-2 zoning. There is a degree of compatibility with the use; to the west of the lot, across Stratton Street, which is a single-story apartment complex, zoned R-1 but is grandfathered.

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 – Consistent

Compatible with existing and permitted uses of surrounding property – this is an area of low residential density with the exception of the grandfathered units to the west.

Adverse impact on surrounding properties or natural environment – None identified

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

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

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

This lot has its original zoning designation from 1989 and has been vacant. The applicant wants to construct duplex in-fill development.

CODE REQUIREMENTS:

The applicant is proposing to build a duplex on the lot. 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:

The lot is located along the 700 block of Johnson Ave. This is an existing neighborhood, West Addition. The majority of properties are zoned R-1 in the vicinity, but there are some conforming and non-conforming residential uses. As stated above there is a legal nonconforming multifamily unit to the west of the property in question.

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):

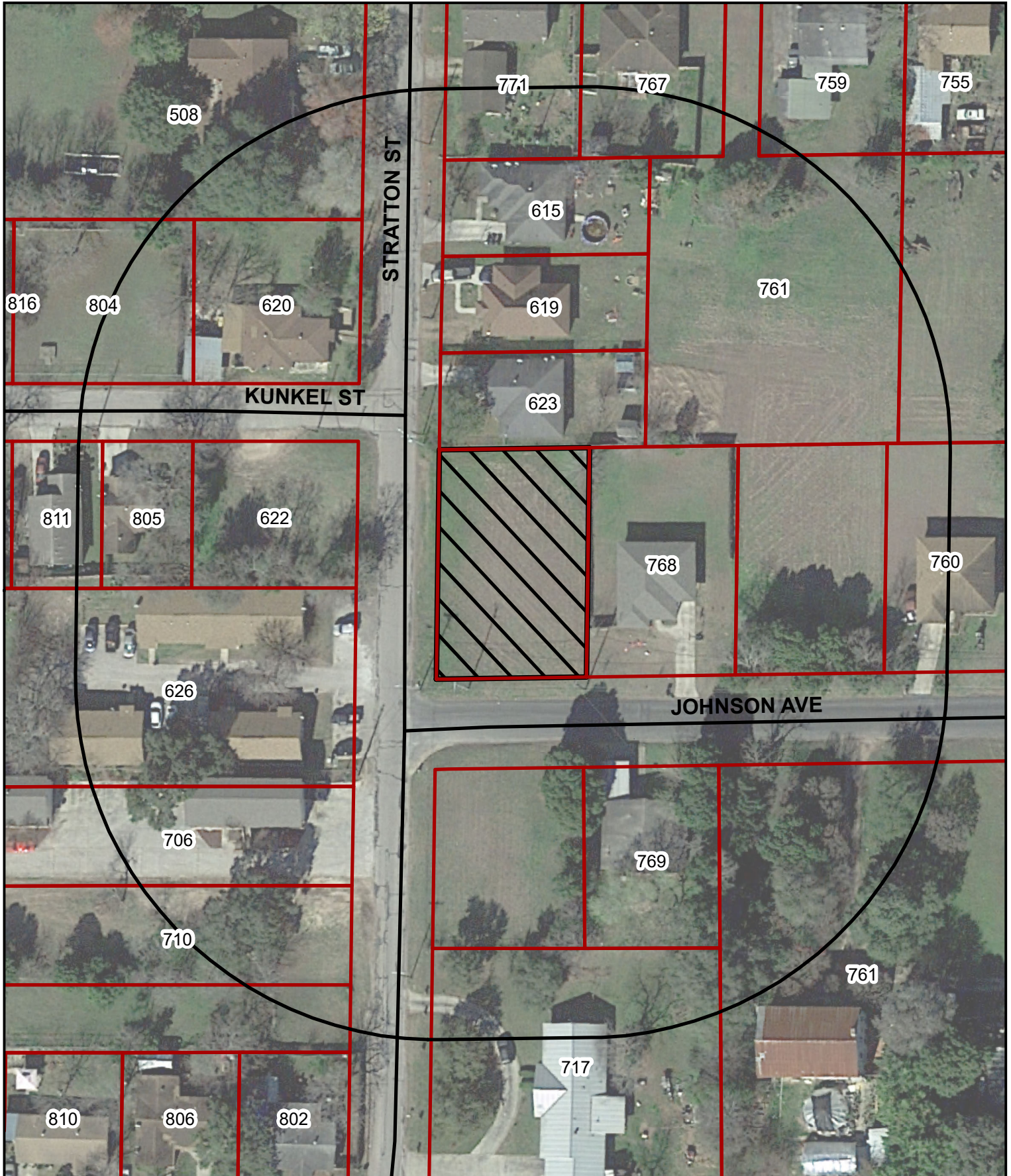
The property is located in the Central Township future land use district of the Comprehensive Plan. Duplex zoning is a preferred characteristic of this future land use district.

TRAFFIC (STREET FRONTAGE & ACCESS):

The lot has frontage on both Johnson Ave. and Stratton St., both city rights-of-way. The city will have to approve any driveway access. With the possible addition of two housing units, there should be minimal effects on traffic.

LOCATION MAP

ZC 23-22 772 Johnson



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

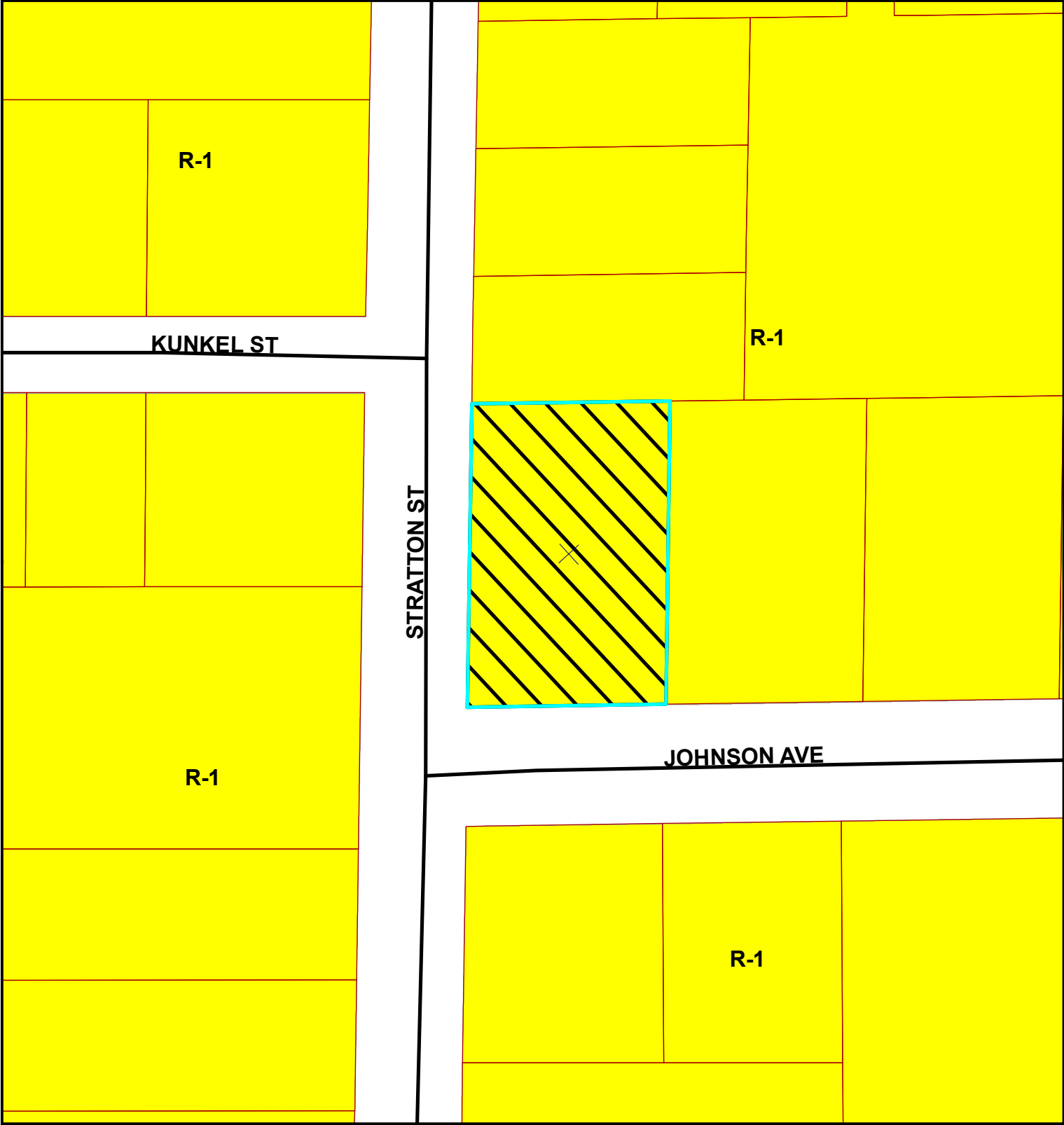
Site Location

1 inch = 71 feet

Printed: 11/15/2022

ZONING MAP

772 Johnson Ave.



Streets	Single Family Residential 1	Duplex 2	Manufactured-Residential	Light Industrial
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
			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.



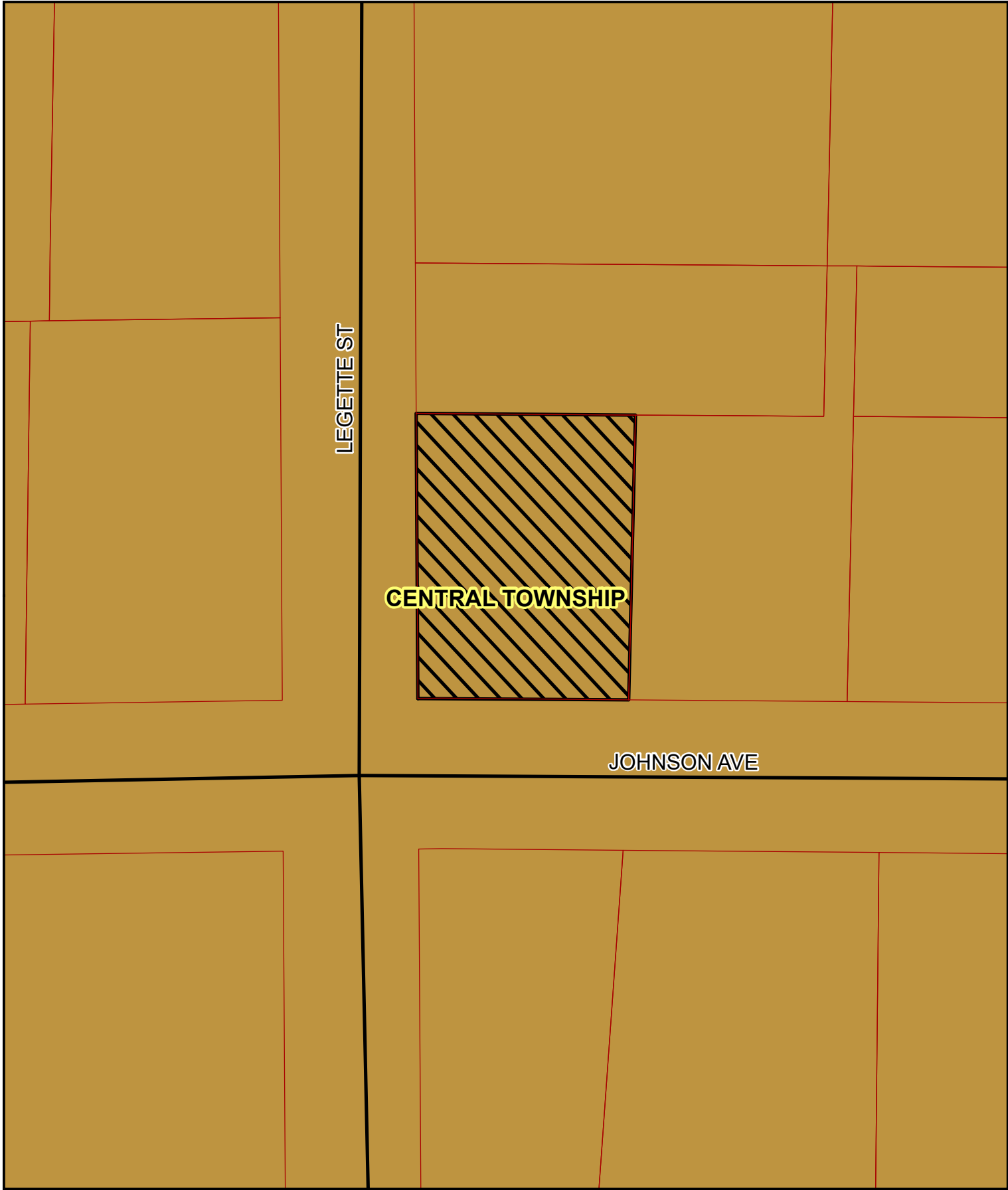
Site Location



Parcels

1 inch = 56 feet

Printed: 11/15/2022



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 = 42 feet

Printed: 11/15/2022