

Memorandum

Date: May 31, 2016
To: Mayor Keil and the Seguin City Council
From: Pamela Centeno
Director of Planning and Codes
RE: Zoning Change Request for 106 Preston Drive – (ZC 18-16)

The site is within the Eastridge Subdivision and is located between Commercial zoning along Court Street and Single-Family Residential zoning to the south along Preston Drive. The applicant is proposing to develop the lot along with the two lots to the north, which are already zoned commercial. At this time the applicant is proposing a commercial strip center that would house the existing insurance business currently on the site as well as additional office/retail lease space. The property would be required to be replatted in order to combine the three lots for one development as proposed.

While the applicant's intent is to replat the properties once the zoning is changed the lot can be developed independently of the adjoining lots to the north. For example, if the lot is rezoned to Commercial and sold prior to development an auto repair shop could be constructed on the lot. Staff finds that some of the uses allowed in Commercial zoning districts could be disruptive to the adjoining single-family neighborhoods to the south. However, staff also finds that the commercial business and the driveway located directly across Preston Street make this lot less attractive for single-family development.

Staff is recommending an alternate zoning change to Neighborhood Commercial (NC), which would allow the property to be developed as the applicant proposes while prohibiting the more intense commercial uses that staff finds incompatible with the adjoining residential neighborhood. If it remains a separate lot, NC would also allow for one single-family home to be constructed on the lot instead of a commercial business. Staff finds that a buffer zone of NC is the most appropriate zoning district for this property considering the surrounding zoning and land uses.

Following a public hearing, the Planning and Zoning Commission voted to recommend approval of staff's recommendation for Neighborhood Commercial. Attached please find copies of the Staff Report, maps of the subject property, the Final Report of the Commission, and the Ordinance for the zoning change.