

MEMORANDUM

To: City of Seguin Mayor and Council Members
Steve Parker, City Manager

From: Pamela Centeno, Director of Planning & Codes

Through: Rick Cortes, Deputy City Manager

Subject: **ZC 01-24 (214 Preston)**
Zoning Change from Single Family Residential (R-1) to Commercial (C)

Date: February 26, 2024

The City of Seguin received a zoning change request for the property located at 214 Preston Drive. The half-acre tract is currently zoned Single Family Residential, which was designated for this property when zoning was adopted in 1989. The existing self-storage facility on the property was existing in 1989 and is therefore grandfathered as a legal nonconforming use. The property owner has requested a zoning change to Commercial to ensure the continued use of the property for commercial purposes.

Staff evaluated the zoning request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The property is located within the Local Commercial district of the Future Land Use Plan, which recommends commercial uses that support nearby residential communities.
- The surrounding zoning in this area is a mix of residential and commercial. Existing land uses are also mixed. There is a residential neighborhood to the east of this property, across Preston Drive. The properties to the south are occupied by a church and an assisted living facility. The commercially zoned land to the west is vacant.
- The property is accessible from Preston Drive, a local street.

Staff presented their findings to the Planning and Zoning Commission on February 13, 2024. Following the public hearing, the Commission voted to recommend approval of the zoning change request. Attached please find copies of the Staff Report, comment responses, map exhibits showing the affected area, Final Report of the Commission, and the proposed Ordinance for the requested zoning change.