



PLANNING & CODES

ZC 01-24 Staff Report
214 Preston Dr.
R-1 to C

Applicant:

Dale Stollewerk
2326 Cascada Parkway
Spring Branch, TX 78070

Property Owner:

Dale Stollewerk

Property Address/Location:

214 Preston Dr.
Seguin, TX 78155

Legal Description:

ABS: 35 SUR: JOHN SOWELL
0.5000 AC.
Property ID: 59405

Lot Size/Project Area:

.500 Ac.

Future Land Use Plan:

Local Commercial

Notifications:

Mailed: 02/01/2023
Newspaper: 02/13/2023

Comments Received:

None

Staff Review:

Melissa Zwicke
Planner

Attachments:

- Location Map
- Existing Zoning Map
- Future Land Use Plan Map

REQUEST:

A Zoning Change request from Single Family Residential (R-1) to Commercial (C).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	R-1	Self-storage facility
N of Property	R-1	Single family residence
S of Property	R-1	Church
E of Property	ZL/R-1	Zero Lot lines & Single family residential
W of Property	C	Vacant lots

SUMMARY OF STAFF ANALYSIS:

The property, located at 214 Preston Dr., is currently zoned Single Family Residential. The applicant is proposing to rezone the .5-acre lot to Commercial (C). The property has been used since 1985 as commercial, predating the implementation of zoning in 1989.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan –Consistent. The future land use plan puts most of the west side of Preston Dr. in local commercial zoning.

Compatible with existing and permitted uses of surrounding property – There are commercially zoned properties west and northeast of this location. There is a church and Seguin Assisted living directly to the south, as well as light industrial properties.

Adverse impact on surrounding properties or natural environment – None Identified.

Proposed zoning follows a logical and orderly pattern – Commercial zoning is logical at this location as the use already fits the zoning type and the property to the west has been commercially zoned since Seguin's initial zoning and the properties to the south are being use for worship, multifamily and light industrial. Despite there being adjacent residential, the use of this property predates the neighborhood and has been operating as such for years.

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

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

This site has its original zoning designation of R-1 from the first city zoning. Despite the R-1 zoning type the use has been a self-storage facility for years.

CODE REQUIREMENTS:

The applicant wishes to rezone his property, so the use matches the zoning and to preserve the right to rebuild if any damages are incurred to his property.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The Surrounding uses are both commercial and residential. Several properties to the north are zoned single family residential. The properties to the west are zoned commercial but are currently vacant. To the east, there is a mix of zero lot lines and single family residential. To the south is a church, Seguin Assisted Living, and more properties zoned light industrial and commercial.

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):

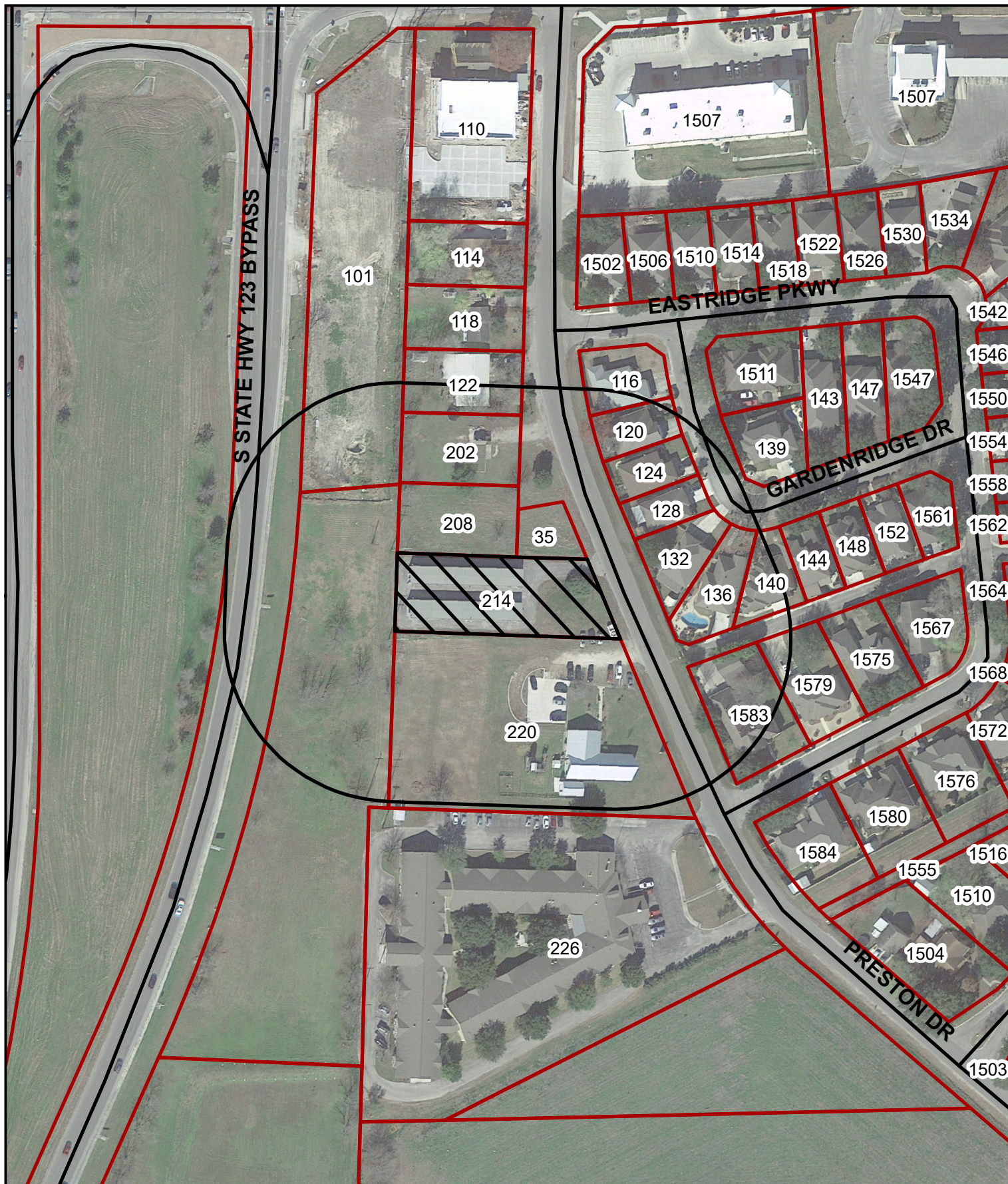
The property is in the Local Commercial District of the Future Land Use Plan, which does recommend commercial zoning. This district is intended for various neighborhood-scale commercial businesses that support nearby residential communities.

TRAFFIC (STREET FRONTAGE & ACCESS):

The lot has a frontage and access on Preston Dr., a city street.

LOCATION MAP

ZC 01-24 214 Preston Dr



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**Property**

200' Buffer

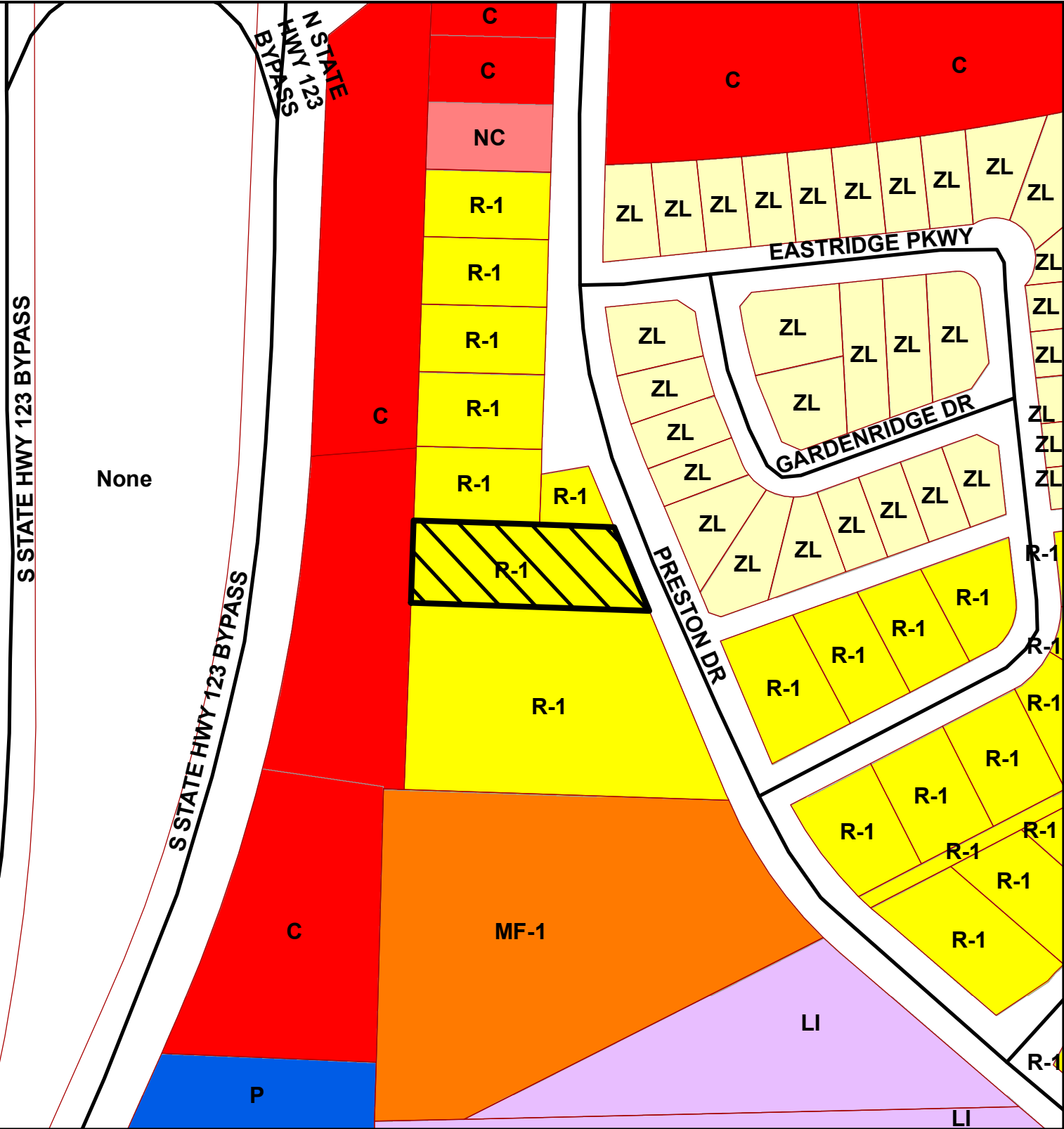
Lot Lines

1 inch = 150 feet

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ZONING MAP

ZC 01-24 214 Preston Dr



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

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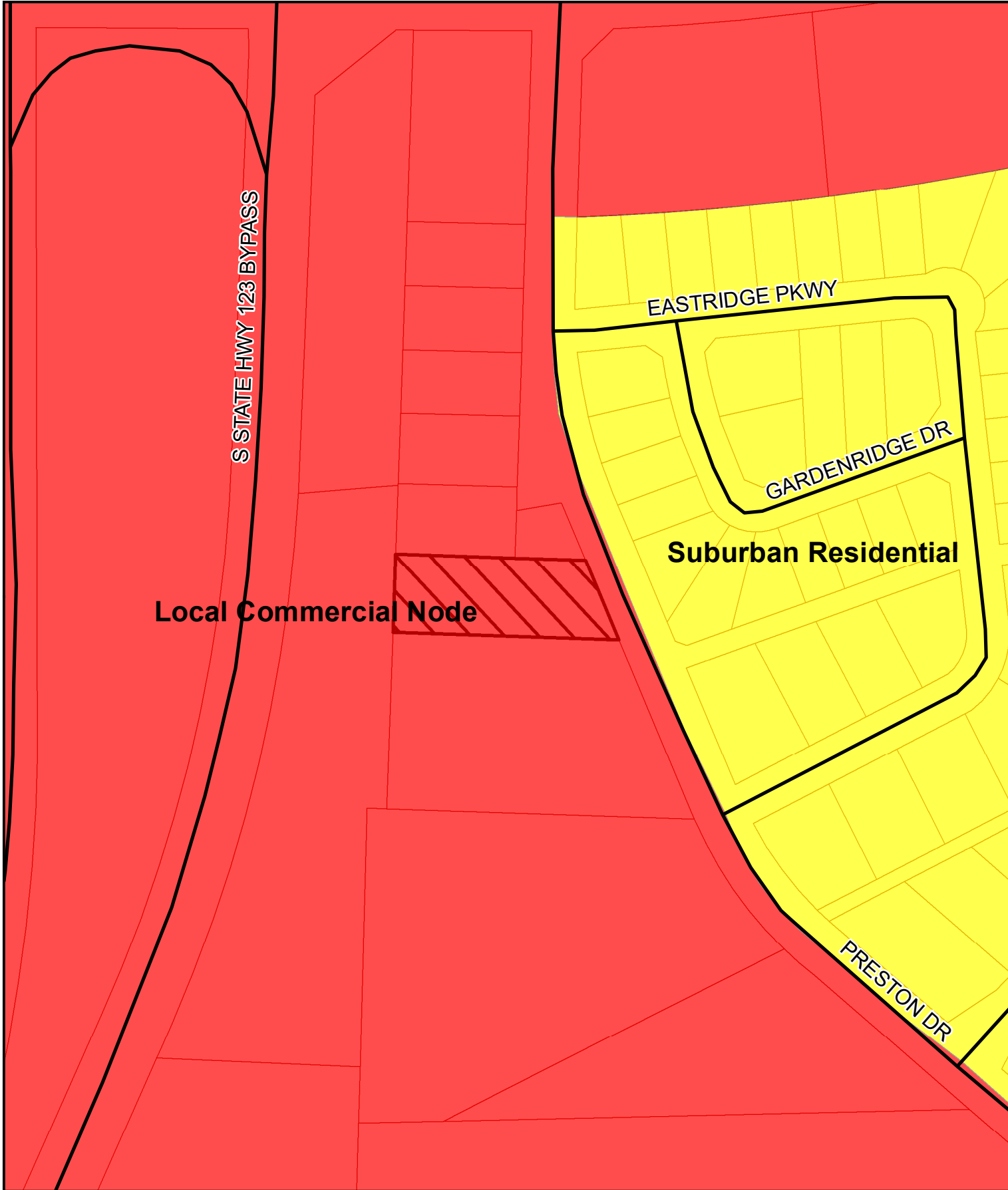
Site Location



Parcels

1 inch = 150 feet

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Site Location

Ownership

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