



**PLANNING & CODES**

**Applicant:**

Gilbert Costello  
214 Preston Dr.  
Seguin, TX 78155

**Property Owner:**

GC3 REALTY DEVELOPMENT  
LLC

**Property Address/Location:**

208 Preston Dr. & PID #  
59022 (Preston Dr.)

**Legal Description:**

Lot: 8 BLK:3 ADDN:  
EASTRIDGE  
Property ID: 21433

ABS: 35 SUR: JOHN SOWELL  
0.1200 AC.

**Lot Size/Project Area:**

.32 Ac.  
.12 AC.

**Future Land Use Plan:**

Local Commercial

**Notifications:**

Mailed: 01/02/2025  
Newspaper: 12/29/2024

**Comments Received:**

Two replies in favor

**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
<b>Subject Property</b>	R-1	Undeveloped
<b>N of Property</b>	R-1	Undeveloped
<b>S of Property</b>	C	Self-Storage
<b>E of Property</b>	ZL	Residential
<b>W of Property</b>	C	Undeveloped

**SUMMARY OF STAFF ANALYSIS:**

208 Preston Dr. and PID # 59022 (Preston Dr.), are currently zoned Single Family Residential. The applicant is proposing to rezone the lots to Commercial (C). The applicant is the owner of the self-storage facility, Attic Storage, at 214 Preston Dr. directly to the South. With the approval of the zone change, the applicant would like to extend their neighborhood storage services to these properties.

**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 and is supportive of neighborhood scale commercial businesses that support nearby residential communities.

**Compatible with existing and permitted uses of surrounding property** – There are commercially zoned properties west, northeast and South of this location. There is a self-storage facility, 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. The property to the west has been commercially zoned since Seguin’s initial zoning in 1989 and the properties to the south are being used for commercial business, worship, multifamily and light industrial.

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

## **PLANNING DEPARTMENT ANALYSIS**

### **SITE DESCRIPTION**

The zone change request is for two properties. 208 Preston Dr. and the lot directly in front of 208 Preston Dr., PID # 59022. 208 Preston Dr. is lot 8 in the Eastridge subdivision. Eastridge subdivision was platted in 1959. 208 Preston Dr. is .32 acres and has been zoned Single Family Residential since 1989. PID # 59022, is an abstract parcel that was not included in the platting of Eastridge Subdivision. The parcel is .12 acres and has been zoned Single Family Residential since 1989. Through deed history research it was determined this parcel has been in existence since at least 1984. It was once part of a larger tract that was bought around 1970. Between 1970 and 1984 these tracts were split up into smaller tracts and sold.

### **CODE REQUIREMENTS:**

According to the UDC Section 3.4.3 Land Use Matrix, Single Family Residential zoning significantly limits anything other than new and existing single-family dwellings. In order to extend the self-storage business to these lots, Commercial zoning would need to be in place.

### **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 not in use. To the east, there is a mix of zero lot line and single-family residential zoning. To the south is a self-storage facility, 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):**

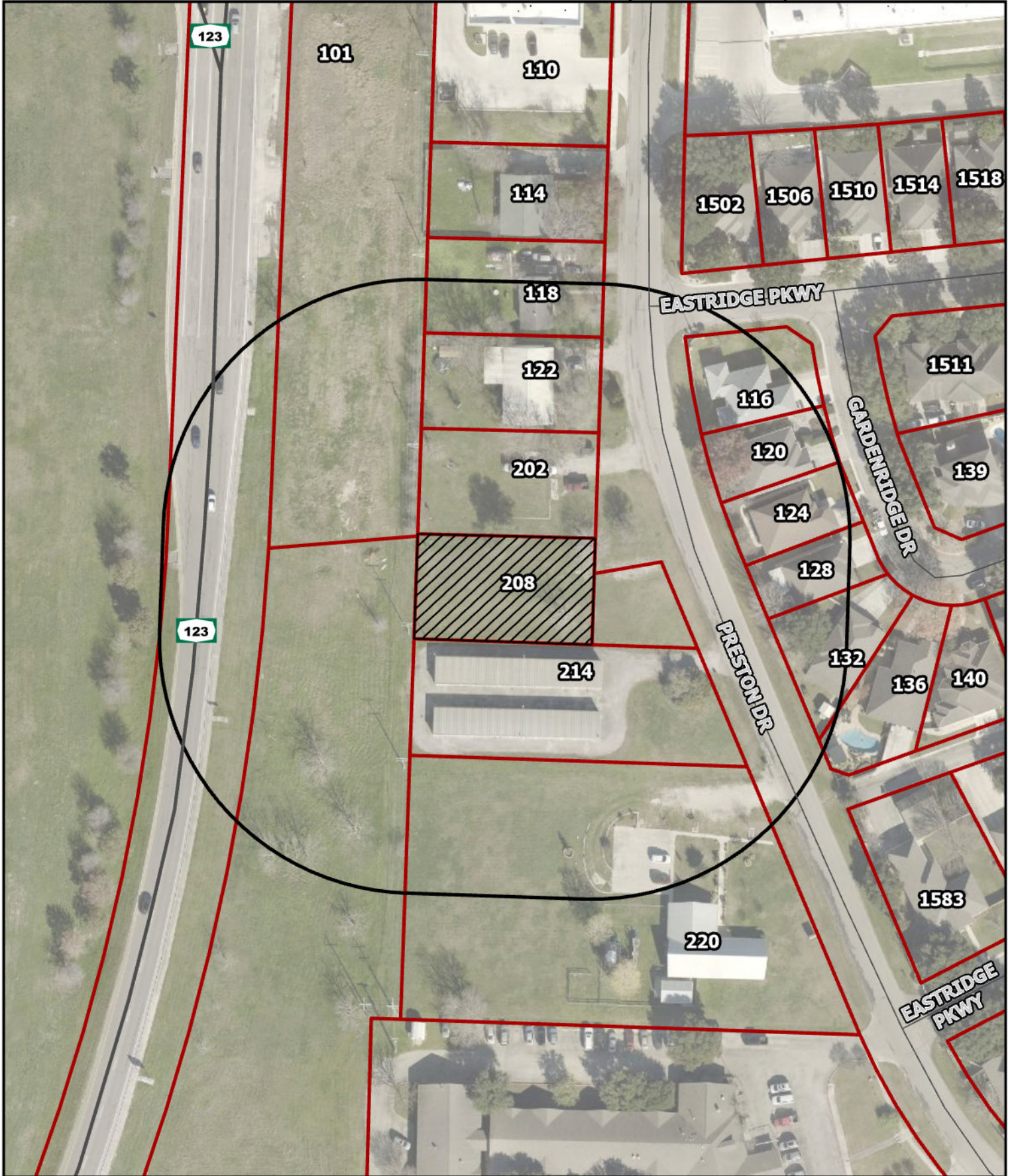
The property is in the Local Commercial District of the Future Land Use Plan, which does recommend commercial zoning.

### **TRAFFIC (STREET FRONTAGE & ACCESS):**

Both lots have frontage on Preston Dr.

# LOCATION MAP

## ZC 27-24 (PID# 21433) 208 Preston Dr.



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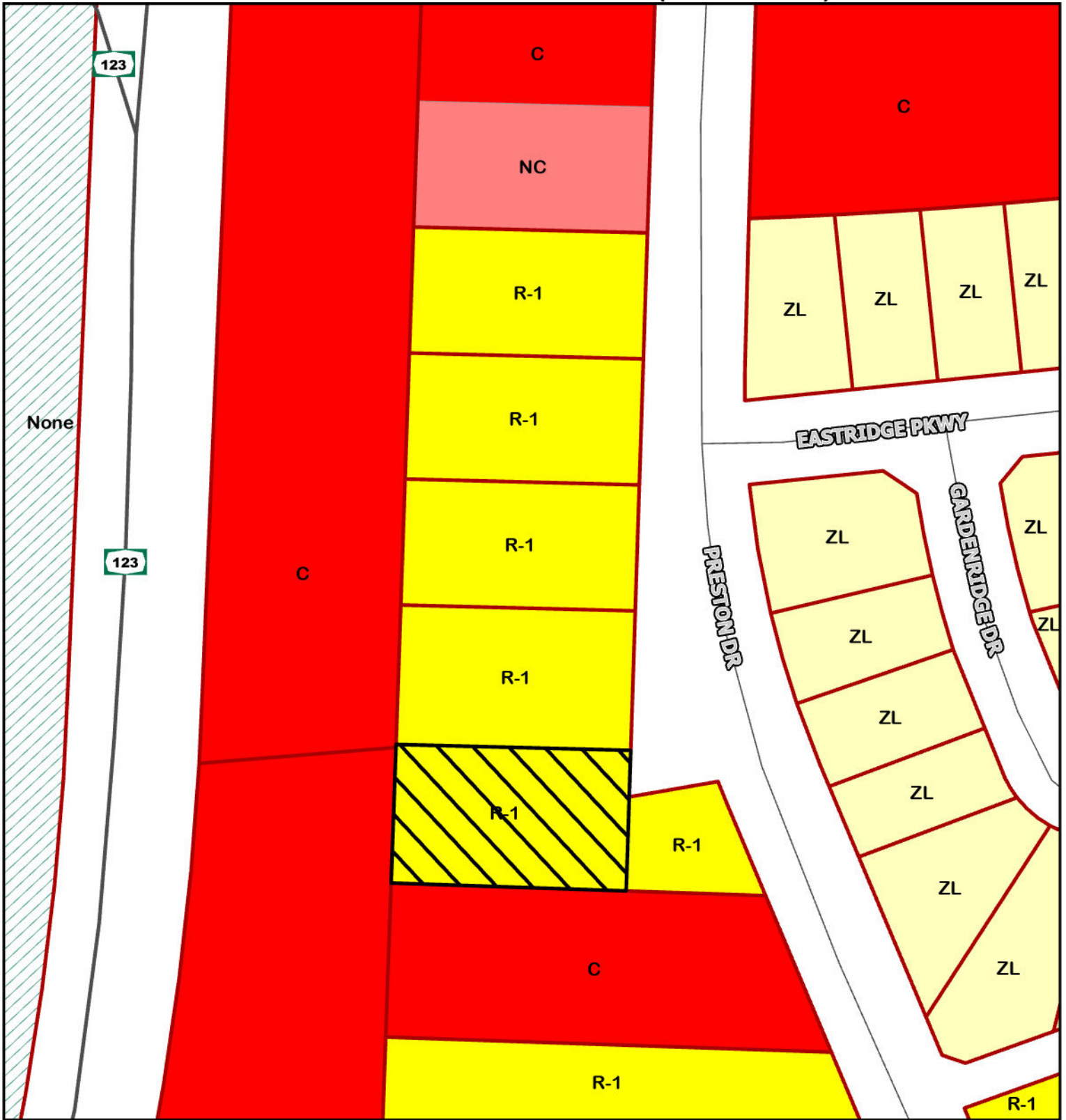
 Site Location

1 inch = 100 feet

Printed: 12/10/2024

# ZONING MAP

ZC 27-24 (PID# 21433) 208 Preston Dr.



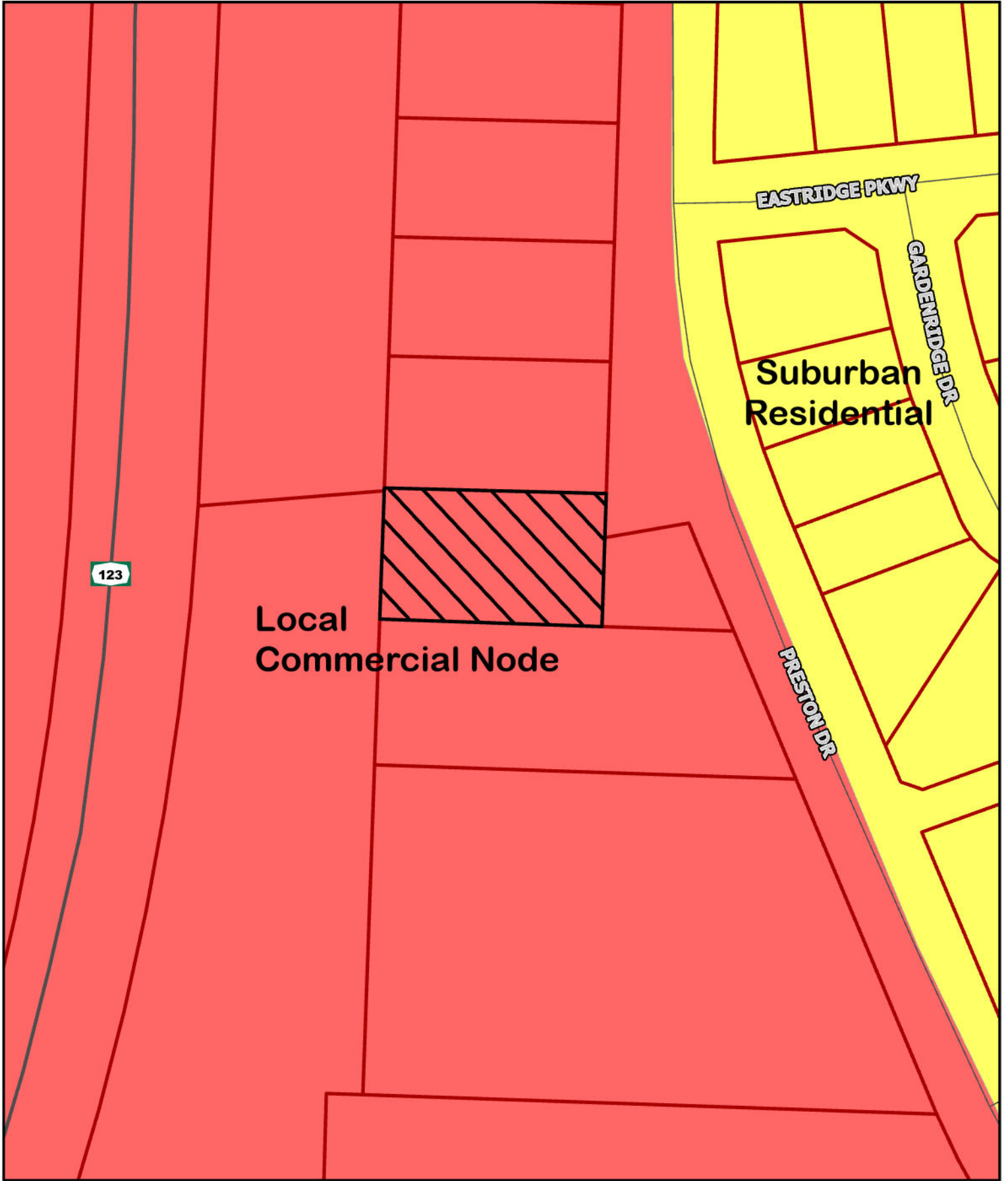
Agricultural - Ranch	Light Industrial	Manufactured Home Park	Single Family Residential 1	Zero Lot Lines
Commercial	Manufactured-Residential	Neighborhood Commercial	Single Family Residential 2	Corridor Overlay Districts
Duplex 1	MultiFamily 1	None	Rural Residential	Downtown Historical District
Duplex 2	MultiFamily 2	Public	ROW	
Industrial	MultiFamily 3	Planned Unit Development	Suburban Residential	

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Site Location  
 Parcel

1 inch = 80 feet

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**Site Location**



**Parcel**

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