



PLANNING & CODES

Planning and Zoning Commission Report

ZC 01-24

A request for Zoning Change 01-24 from Single Family Residential (R-1) to Commercial (C) for property located at 214 Preston Drive., Property ID 46235 was considered during a public hearing at the Planning & Zoning Commission meeting on February 13, 2024.

Melissa Zwicke, Planner, presented the staff report. She stated the applicant is proposing to rezone the .5-acre lot to Commercial. The property has been used since 1985 as commercial, predating the implementation of zoning of 1989. The applicant wishes to rezone the property to match the use and to preserve the right to build if any damages are incurred to the property.

Ms. Zwicke stated that the request is compatible with surrounding land uses and zoning. She gave a brief overview of the surrounding uses. The property is in the Local Commercial District of the Future Land Use Plan which recommends commercial zoning. There were no health, safety, or general welfare issues identified. The property has frontage and access on Preston Drive.

Ms. Zwicke informed the Commission that two letters of opposition were received with concerns regarding increased traffic, commercial use will be dangerous to the neighborhood, and Preston Drive is too narrow for Commercial uses.

The regular meeting recessed, and a public hearing was held. Dale Stollewerk, owner said the purpose of the zoning change is for the use to fit the zoning. He plans to sell the property and storage business. There will be no changes to the property by the new owners. There being no responses from the public, the regular meeting reconvened for action.

After consideration of the staff report and all information given regarding Zoning Change (ZC 01-24), Commissioner Davila moved that the Planning and Zoning Commission recommend approval of the zoning change from Single Family Residential (R-1) to Commercial (C) for property located at 214 Preston Drive, Commissioner Pedigo seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE THE ZONING CHANGE TO COMMERCIAL (C)


Francis Serna, Recording Secretary

MOTION PASSED
7-0-0


ATTEST: Melissa Zwicke, Planner



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):

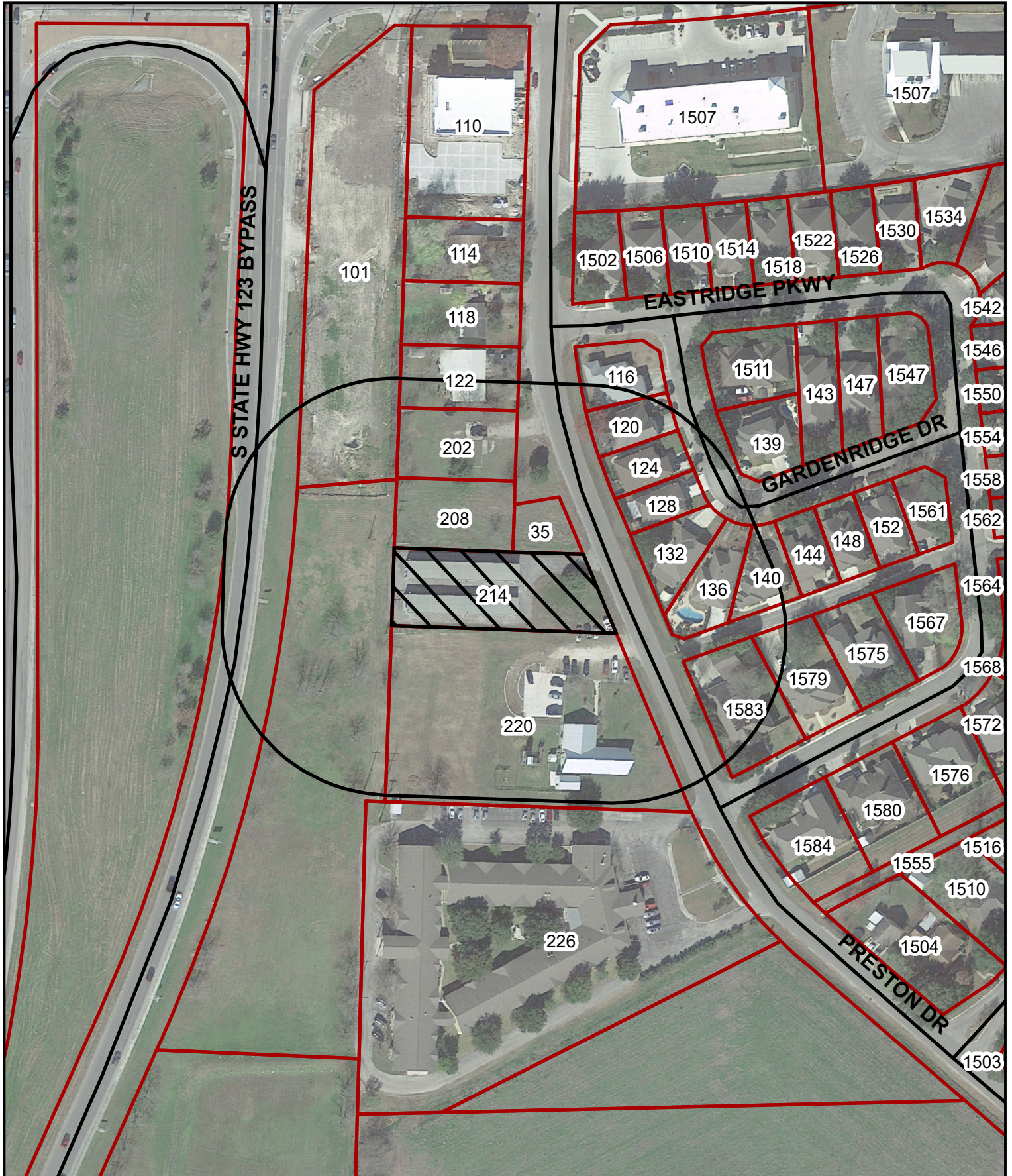
The property is in the Local Commercial District of the Future Land Use Plan, which does recommend commercial zoning. This district is intended for various neighborhood-scale commercial businesses that support nearby residential communities.

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



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.

Property

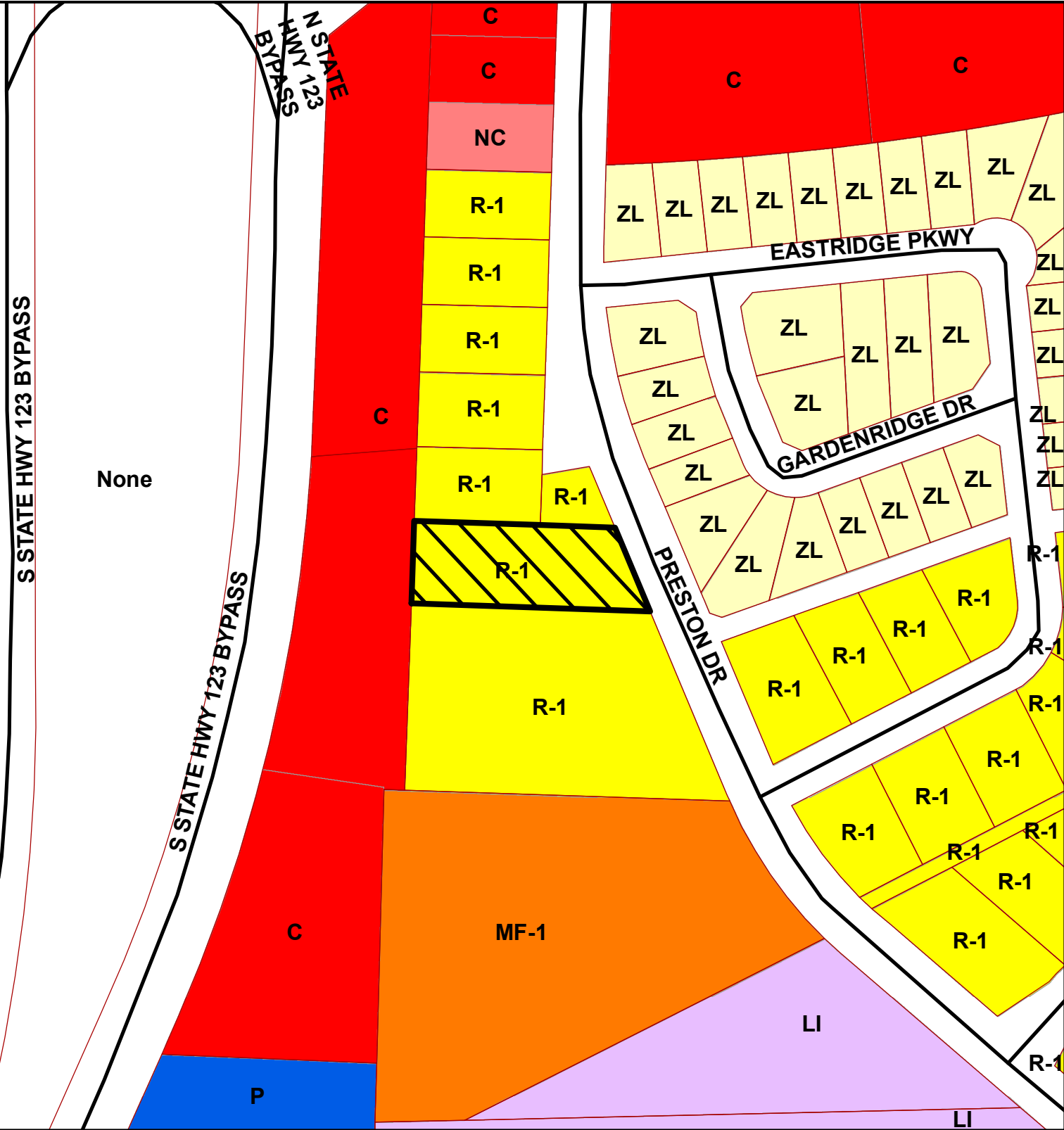
200' Buffer
















Lot Lines

1 inch = 150 feet
Printed: 1/16/2024

ZONING MAP

ZC 01-24 214 Preston Dr



	Site Location		Single Family Residential 1		MultiFamily 1		Neighborhood Commercial		Planned Unit Development
	Streets		Single Family Residential 2		MultiFamily 2		Commercial		ROW
	Agricultural - Ranch		Zero Lot Lines		MultiFamily 3		Light Industrial		
	Rural Residential		Duplex 1		Manufactured-Residential		Industrial		
	Suburban Residential		Duplex 2		Manufactured Home Park		Public		

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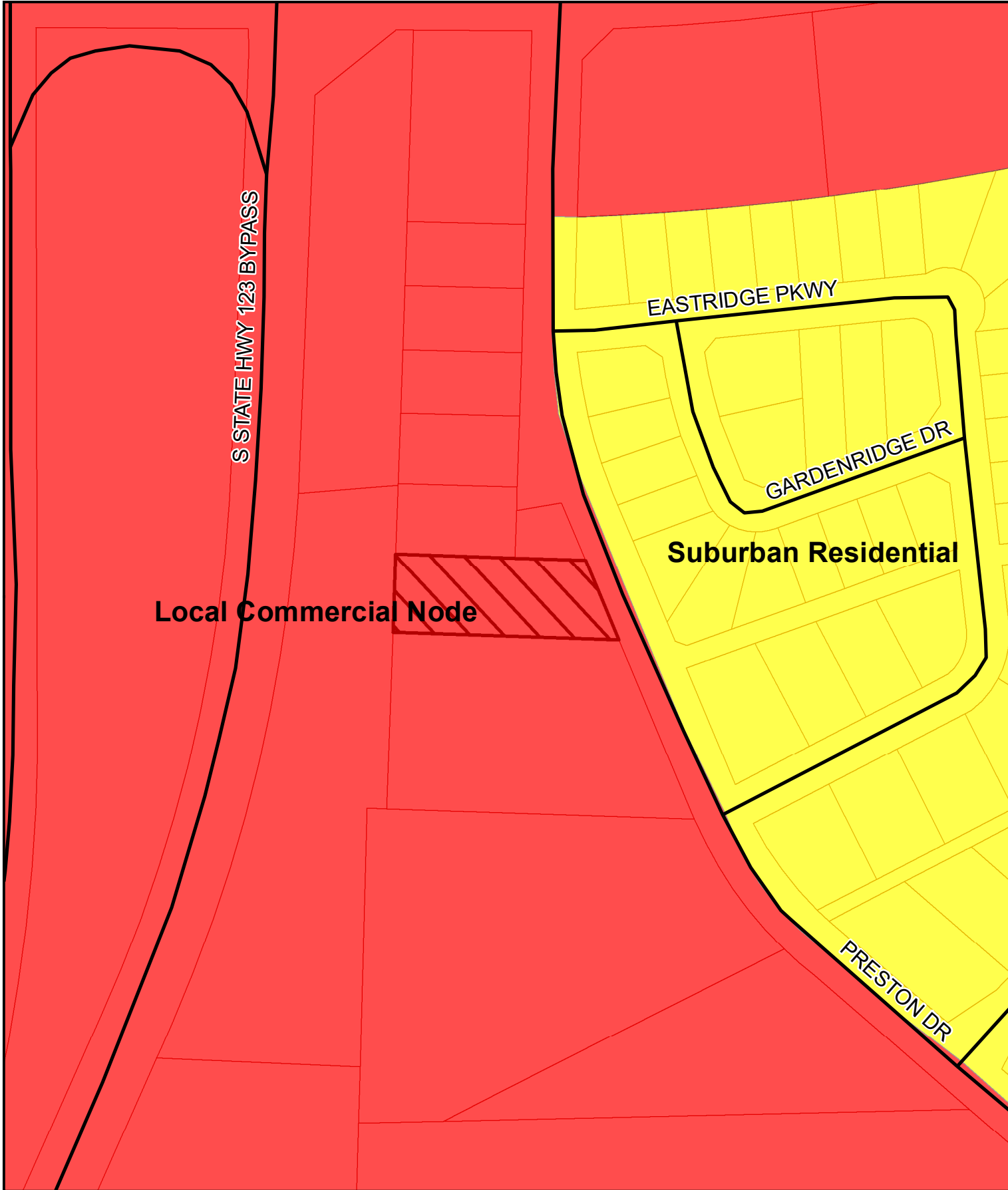
Site Location



Parcels

1 inch = 150 feet

Printed: 1/16/2024



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Site Location

Ownership

1 inch = 150 feet

Printed: 1/16/2024

In order to be on record, this form may be filled out and mailed to the Planning and Zoning Department, City of Seguin, P. O. Box 591, Seguin, Texas 78156.

Please be advised that under the Open Records Act, Public Information is Available to All Members of the Public. Section 552.023 of the Government Code provides that a governmental body may not deny access to information to the person, or the person's representative, to whom the information relates. Public information includes correspondence, comments relevant to public issues and other information received from the public regardless of the medium in which it is received, collected or retained.

REPLY

Revd
FEB 13 2024

ZC 01-24
214 Preston Drive
Property ID 59405

Name: Phyllis Smith

Mailing Address: 116 Gardenridge Dr

Phone No.: _____

Physical Address of property (if different from the mailing):

If "In Favor" or "Opposed" please explain why in space allotted below:

In Favor ☐

Opposed ☒

Reasons and/or comments

This is a no truck thru street.
This is a neighborhood road with houses
on both sides of the street of Preston Dr.
A commercial business in a family neighborhood
creates a dangerous invirement. It
will cause increased dangerous traffic
in the neighborhood.

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REPLY

ZC 01-24
214 Preston Drive
Property ID 59405

FEB 07 2024

Name: _____



Mailing Address: _____

Phone No.: _____

Physical Address of property (if different from the mailing):

If "In Favor" or "Opposed" please explain why in space allotted below:

In Favor _____

Opposed ☒

Reasons and/or comments Preston Road is too narrow
for retail. The Gardenridge and
Eastridge Hwy residential areas
do not need extra retail and the
extra traffic that would entail.