



**PLANNING & CODES**

**ZC 14-24 Staff Report  
3251 N State Highway 123  
Zoning Change from C to P**

**Applicant:**

Guadalupe County  
101 E Court Street  
Seguin, TX 78155

**Property Owner:**

Guadalupe County

**Property Address/Location:**

3251 N State Highway 123  
Property ID 18864

**Legal Description:**

LOT: 1 BLK: 1 ADDN:  
COASTAL DEVELOPMENT  
3.326 ACS.

**Lot Size/Project Area:**

3.326 Ac.

**Future Land Use Plan:**

Regional Commercial

**Notifications:**

Mailed: September 26, 2024  
Newspaper: September 22,  
2024

**Comments Received:**

None to date

**Staff Review:**

Kyle Warren  
Planner

**Attachments:**

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

**REQUEST:**

A Zoning Change request from Commercial (C) to Public (P).

**ZONING AND LAND USE:**

	Zoning	Land Use
<b>Subject Property</b>	Commercial (C)	County Elections Office
<b>N of Property</b>	Single Family (R-1) Commercial (C)	Vacant Commercial lot/ag and single-family homes
<b>S of Property</b>	Light Industrial (LI) Commercial (C)	Vacant Commercial and industrial lots
<b>E of Property</b>	Agricultural-Ranch	Vacant/Ag use
<b>W of Property</b>	Light Industrial (LI) Commercial (C)	Vacant Commercial and industrial lots

**SUMMARY OF STAFF ANALYSIS:**

The applicant (Guadalupe County) is requesting a zone change for a property located at 3251 N SH 123 from Commercial to Public zoning. This comes from the fact that the location is the proposed Guadalupe County elections office- a government building that’s future use is supported by public zoning.

**CRITERIA FOR ZONING CHANGE:**

Consistency with the future land use plan – Consistent. The future land use plan for this location is Regional Commercial. This FLUP iterates “The Regional Commercial designation should encourage large-scale commercial uses and supporting functions that meet the needs of local and broader communities.” In this case the zone change to Public is consistent as the use of an elections office would be a supporting function that meets the needs of local and broader communities.

Compatible with existing and permitted uses of surrounding property – Compatible. This is an area of mixed commercial uses as well as some low-density single-family housing to the north of the property. The property was originally the USDA service center but has been vacant for some years.

Adverse impact on surrounding properties or natural environment – None identified

Proposed zoning follows a logical and orderly pattern – Public zoning is compatible for this property as the Guadalupe County elections office is a government use. This type of use is one of the preferred uses of Public zoning.

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

## **PLANNING DEPARTMENT ANALYSIS**

### **SITE DESCRIPTION**

The site is 3.326 acres of commercial property currently fronted by SH 123 on the west and Strempele Street on its north and east sides. The property was zoned Commercial in 1997 at the time of annexation. The property was platted in 2001. The county office building is currently the only existing structure on the site.

### **CODE REQUIREMENTS:**

Per section 3.2.0 of Seguin's UDC Public zoning is defined as "Governmental, civic, public service facilities. This includes schools, churches, governmental offices, and parks." The applicant is also seeking Public zoning to have a wider range of fencing materials to use (for added security) than what is currently allowed in Commercial zoning. The additional fencing materials are as follows: barbed wire, razor ribbon, corrugated steel and electric fencing.

### **COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:**

This is an area of mixed commercial uses as well as some low-density single-family housing to the north of the property. Public zoning would act as an area of transition between Commercial and Single-Family zoning types.

### **HEALTH, SAFETY, AND GENERAL WELFARE:** (Protection & preservation of historical, cultural, and environmental areas.)

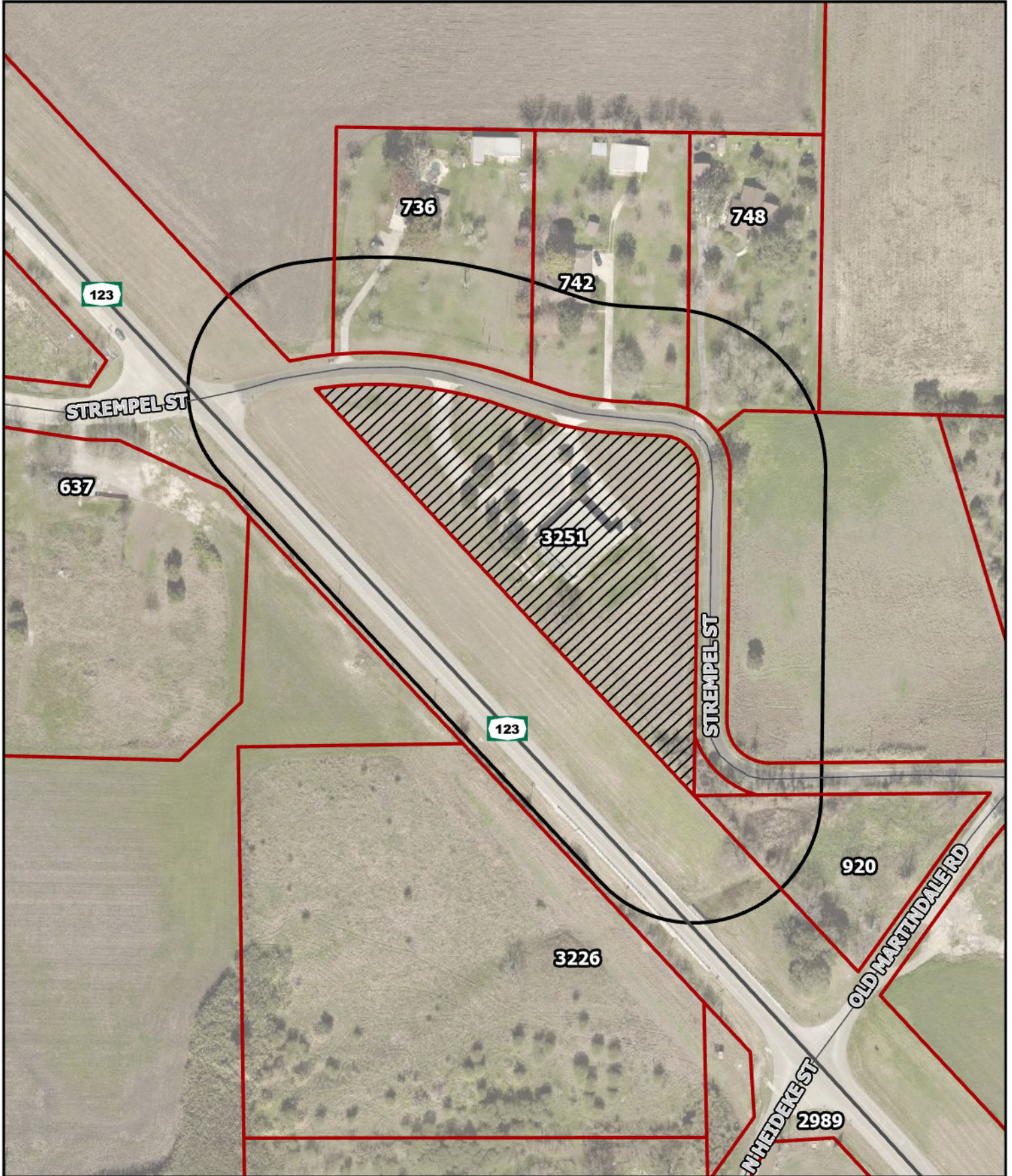
No health, safety and general welfare issues have been identified.

**COMPREHENSIVE PLAN (The Future Land Use Plan):** The property is in the Regional Commercial which states "The Regional Commercial designation should encourage large-scale commercial uses and supporting functions that meet the needs of local and broader communities."

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

The property is fronted by SH 123 on the west and Strempele Street on its north and east sides. It has access points from Strempele Street.





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 Site Location

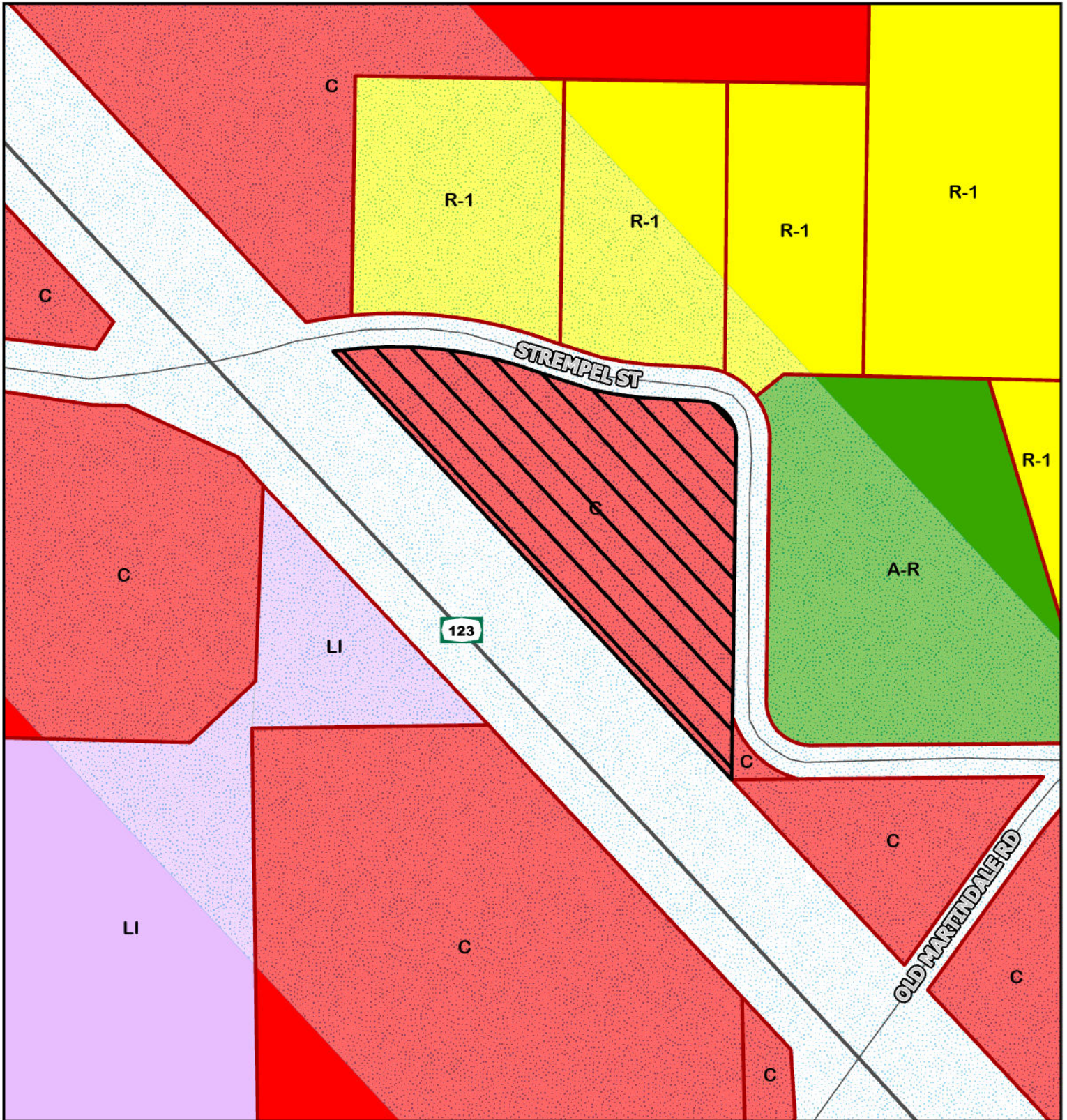
1 inch = 200 feet

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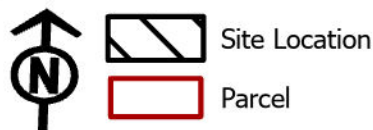
# ZONING MAP

ZC 014-24 3251 N SH 123



- |                      |                          |                          |                             |                              |
|----------------------|--------------------------|--------------------------|-----------------------------|------------------------------|
| 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        |                              |

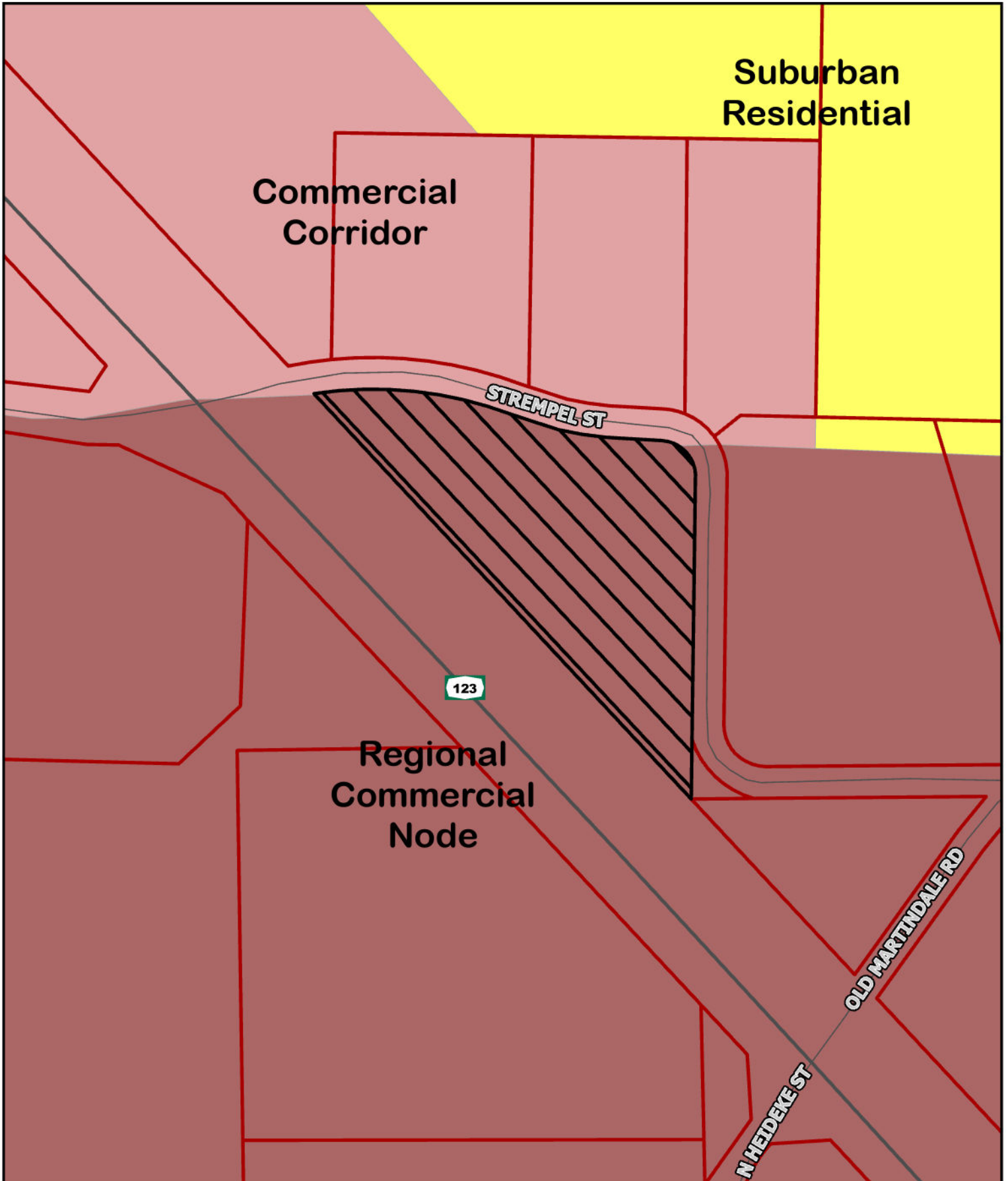
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**Site Location**



**Parcel**

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