

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 03-23 (West side of SH 123 near Timmerman Rd.)
Zoning Change from Agricultural-Ranch to Public**

Date: February 28, 2023

The City of Seguin received an application for a zoning change to Public for property located on the west side of SH 123 North near the intersection of Timmerman Rd. The applicant is Navarro ISD and the property is the proposed site of the new high school. The site is approximately 90.372 acres. Staff evaluated the zoning request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The property is located within the Commercial Node and the Farm districts on the Future Land Use Plan. Public is a recommended land use within these districts.
- The surrounding areas are presently rural in character, but this is an area of growth with two single-family residential subdivisions proposed for the east side of SH 123 to both the north and south of Timmerman Rd. Surrounding zoning districts include Agricultural-Ranch, Single Family Residential, and Commercial.
- The property fronts SH 123. There are plans to realign Timmerman Road with the proposed main entrance to the new high school. A traffic signal is proposed at the intersection of the proposed school driveway and Timmerman Rd. Access and driveways will be regulated by TxDOT and the City of Seguin.

Staff presented their findings to the Planning and Zoning Commission on February 14, 2022. Following the public hearing, the Commission voted to recommend approval of the zoning change to Public. Attached please find copies of the Staff Report, map exhibit showing the affected area, Final Report of the Commission, and the proposed Ordinance for the zoning change.