

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 09-24 (E. Martindale Rd.)
Zoning Change from Agricultural-Ranch to Public

Date: August 27, 2024

The City of Seguin received an application for a zoning change to Public for property located on the west side of E. Martindale Rd. The applicant is Navarro ISD and the property is the proposed site of a future elementary school. The request is for approximately 20 acres out of 60.5 acres of vacant land located north of the Navarro Oaks Subdivision. Staff evaluated the zoning request based on the criteria adopted in the Unified Development Code (UDC) as follows:

- The property is located within the Suburban Residential district on the Future Land Use Plan. Schools in residential areas provide a valuable community amenity and a significant advantage for families with school-aged children.
- The surrounding areas are rural and residential, with the Navarro Oaks and Oak Village North subdivisions to the south.
- The property fronts Martindale Rd., a local street. The main entrance to the school is planned on Martindale Rd. A secondary connection is available at Parkwood, a local residential street. A Traffic Impact Analysis (TIA) will be required during the development process to assess the potential effects on the transportation system that serves the area. The TIA will determine if any mitigation measures are needed to ensure the roadway network can function safely and efficiently.

Staff presented their findings to the Planning and Zoning Commission on August 13, 2024. 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.