



**PLANNING &  
CODES**

**Monument Sign Height Requirements  
5698 State Hwy 123 N  
VAR 05-25 Staff Report**

**Applicant:**

Navarro Independent School  
District  
6450 N. State Hwy 123  
Seguin, TX 78155

**Property Owner:**

Navarro Independent School  
District  
6450 N. State Hwy 123  
Seguin, TX 78155

**Property Address/Location:**

5698 State Hwy 123 N  
Seguin, TX 78155

**Legal Description:**

NAVARRO HIGH SCHOOL LOT #1  
90.851 ACS

Property ID: 190760

**Lot Size/Project Area:**

90.851 AC

**Future Land Use Plan:**

Rural Residential

**Notifications:**

Mailed: August 28, 2025  
Newspaper: August 24, 2025

**Comments Received:**

None at the time of publication

**Staff Review:**

Armando Guerrero  
Planning Manager

**Attachments:**

- Location Map
- Zoning Map
- FLUP Map
- Site Pictures

**REQUEST:**

The applicant is requesting a variance from the required monument sign height of 8' to 9' for a proposed monument sign for the new Navarro high school.

**ZONING AND LAND USE:**

	Zoning	Land Use
<b>Subject Property</b>	P	New Navarro High School
<b>N of Property</b>	A-R	Vacant AG Land
<b>S of Property</b>	A-R	Vacant AG Land
<b>E of Property</b>	A-R	AG Land with Residence
<b>W of Property</b>	OCL	Residence Outside City Limits

**SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:**

The applicant is requesting a variance to the 8' monument sign height requirement of Section 6.5.4. Digital Signs of the Unified Development Code (UDC) to allow for a 9' monument sign cabinet to house a digital sign. The applicant submitted a sign permit for a digital sign and monument cabinet for the new Navarro high school, during the review it was discovered that the proposed monument cabinet that is intended to house the digital sign face was 1' higher than what is allowed by code. The applicant then contacted the city to begin the variance process to allow the proposed 9' monument cabinet.

Staff is recommending approval of the variance request to the height requirements of Section 6.5.4. Digital Signs. The proposed 9' monument cabinet for the digital signage would not set a negative precedence or be detrimental to the intent of the code, which is to protect and promote public health, safety and general welfare, and enhance the aesthetics and attractiveness of the city for its citizens and visitors. The proposed 9' monument cabinet is not located near a public right-of-way, and will be setback from the driveway intersection on the Navarro high school property, minimizing any potential visibility hazards to pedestrians or vehicular traffic at this intersection.

**Planning Department Recommendation:**

<b>X</b>	Approve as submitted
	Approve with conditions or revisions as noted
	Alternative
	Denial

## PLANNING DEPARTMENT ANALYSIS

### **BACKGROUND:**

The applicant submitted a sign permit for a digital sign and monument cabinet for the new Navarro high school, during the review process it was discovered that the proposed monument cabinet that is intended to house the digital sign face is 1' higher than what is allowed by code. The applicant was informed of this, via comments from the review and elected to go through the variance process to request a 1' deviation for this portion of the monument sign.

All other elements of the proposed monument sign at this location meet the city's requirements.

### **CODE REQUIREMENTS:**

Section 6.5.4. Digital Signs, Height Requirements.

– The maximum height of a digital monument sign shall meet the height requirements of a single-tenant monument sign, which is eight feet.

### **STAFF RECOMMENDATION:**

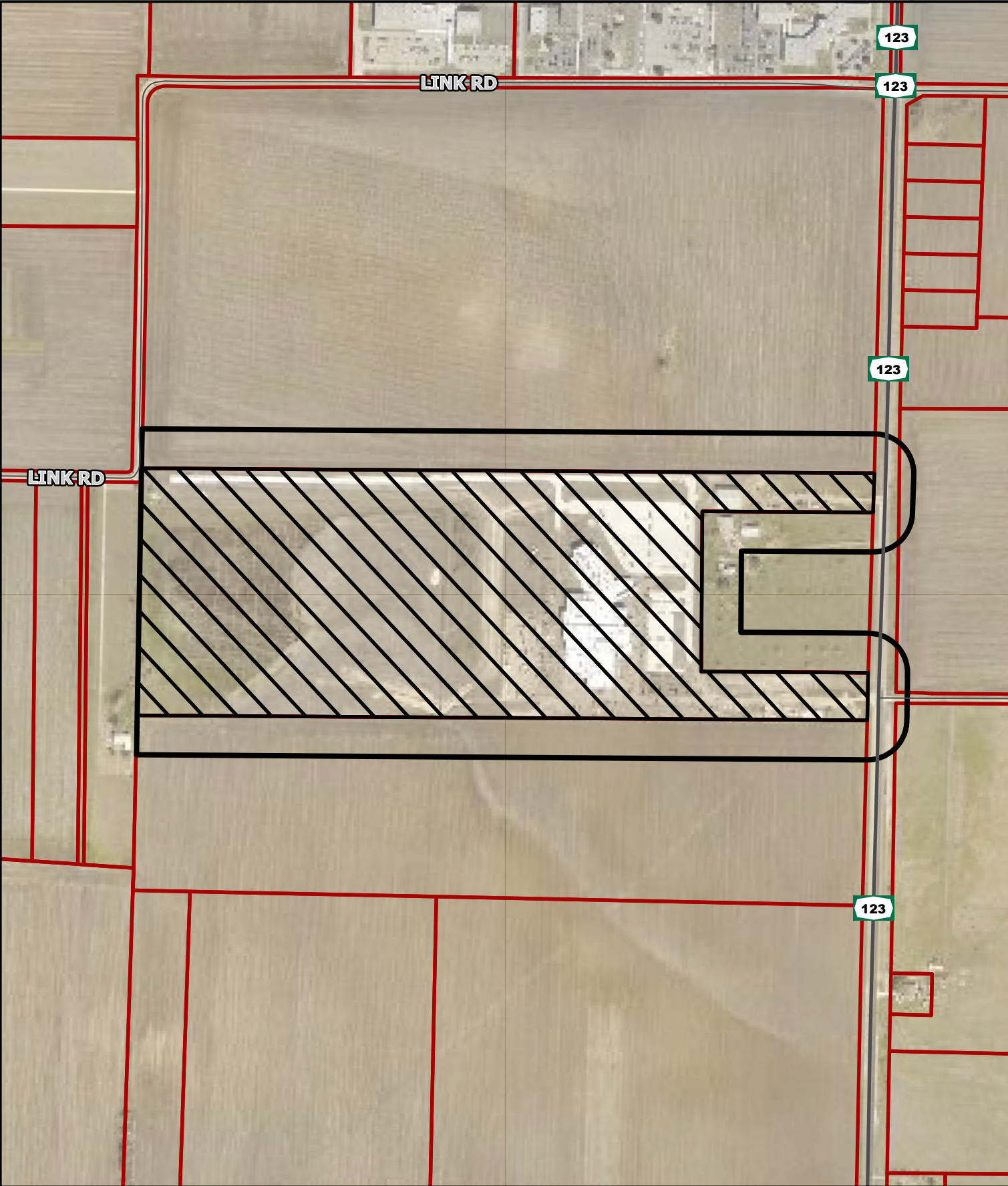
Staff finds the request to deviate from the required 8' monument sign height requirements to allow for 9' for the proposed monument cabinet would not set a negative precedence or be detrimental to the intent of the code. The intent of the code is to protect and promote public health, safety and general welfare, and enhance the aesthetics and attractiveness of the city for its citizens and visitors. The proposed 9' monument cabinet is not located near a public right-of-way, and will be setback from the driveway intersection on the Navarro high school property, minimizing any potential visibility hazards to pedestrians or vehicular traffic at this intersection.

Also, the site is allowed one digital sign for the site. This digital sign can be done through pole or monument type signage. A digital sign situated on a pole would be allowed to be 25' above the adjacent grade and have a minimum of 7' clearance from the bottom of the digital sign to the adjacent grade.

### **OTHER CONSIDERATIONS:**

The variance request is for public-school use, the information being advertised will be directed at students and visitors on the school grounds. The digital sign will be setback from the public right-of-way in a manner where the information displayed will not be visible to by the public from the right-of-way.

Typical commercial retail signage is situated where it is visible to the public, and advertises the sales, services, or goods at that location.



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.

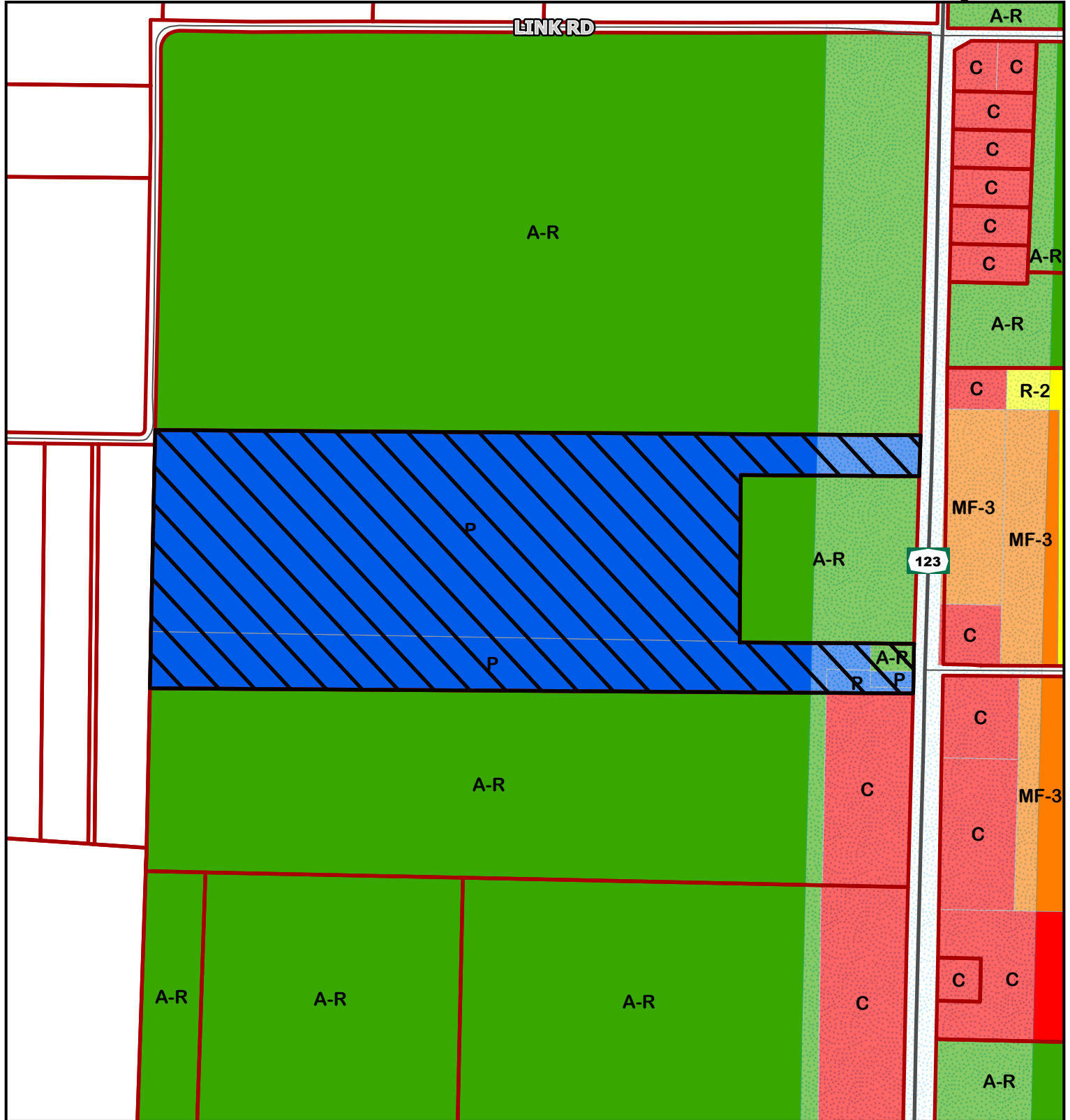

























Site Location  
200' Buffer  
Parcel

1 inch = 650 feet  
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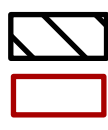
# ZONING MAP

**VAR 05-25 5698 State Hwy 123 N**



- |  |  |  |   |  |
|--|--|--|---|--|
|  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 = 650 feet

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