



PLANNING & CODES

Applicant:

Navarro ISD
6450 N. State HWY 123
Seguin, TX 78155

Property Owner:

Gary W. Minnich

Property Address/Location:

E. Martindale Road,
Property ID's 52577 & 52623

Legal Description:

ABS: 10 SUR: M CHERINO
40.3300 AC.
Property ID: 52623

ABS: 10 SUR: M CHERINO

20.163 AC.

Property ID: 52577

Lot Size/Project Area:

± 20 acres out of 60.5

Future Land Use Plan:

Suburban Residential

Notifications:

Mailed: August 1, 2024
Newspaper: July 28, 2024

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 Agricultural Ranch (AR) to Public (P).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	Ag Ranch (AR)	Vacant/Ag Use
N of Property	Ag Ranch (AR)	Ag Use
S of Property	Single Family(R-1) Commercial (C)	Single Family Residences/Vacant Commercial lots
E of Property	NA	Unincorporated Property
W of Property	Duplex-2 (DP-2)	Duplexes

SUMMARY OF STAFF ANALYSIS:

E. Martindale Road, Property ID's 52577 & 52623, are currently zoned Agricultural Ranch (AR). The applicant is purchasing approximately 20 acres out of these two parcels and is proposing to rezone the 20 acres to Public zoning to allow for the construction of a new elementary school for Navarro ISD.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan –Consistent. With the explosive growth the City of Seguin is experiencing, securing optimal sites for future schools rather than leftover and fringe properties is essential. Being open to public zoning that supports educational facilities in residential districts is vital for favorable development outcomes.

Compatible with existing and permitted uses of surrounding property – Compatible. This is an area of low residential density and agricultural use. However, there are six subdivision developments within a mile of the proposed elementary school, making the proposed use well matched to existing and permitted uses.

Adverse impact on surrounding properties or natural environment – None identified

Proposed zoning follows a logical and orderly pattern – K-12 schools are only permitted in Public zoning districts. An elementary school in a rapidly growing residential area follows a logical and orderly pattern.

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

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

This request is for ± 20 acres out of two parcels totaling ± 60.5 acres. The 20 acres is currently being farmed and is void of any structures. These properties were zoned Agricultural Ranch at annexation in 2009 and have remained Agricultural Ranch since.

CODE REQUIREMENTS:

The applicant is proposing to construct a new elementary school for Navarro ISD on these parcels. According to the UDC Section 3.4.3, a new K-12 school would require the approval of a specific use permit on property zoned Agricultural Ranch.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

There are six subdivision developments within a mile of the site for a proposed elementary school. Schools are the hubs and hearts of neighborhoods and can strengthen the communities around them, making the proposed use compatible with surrounding land use and zoning.

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):

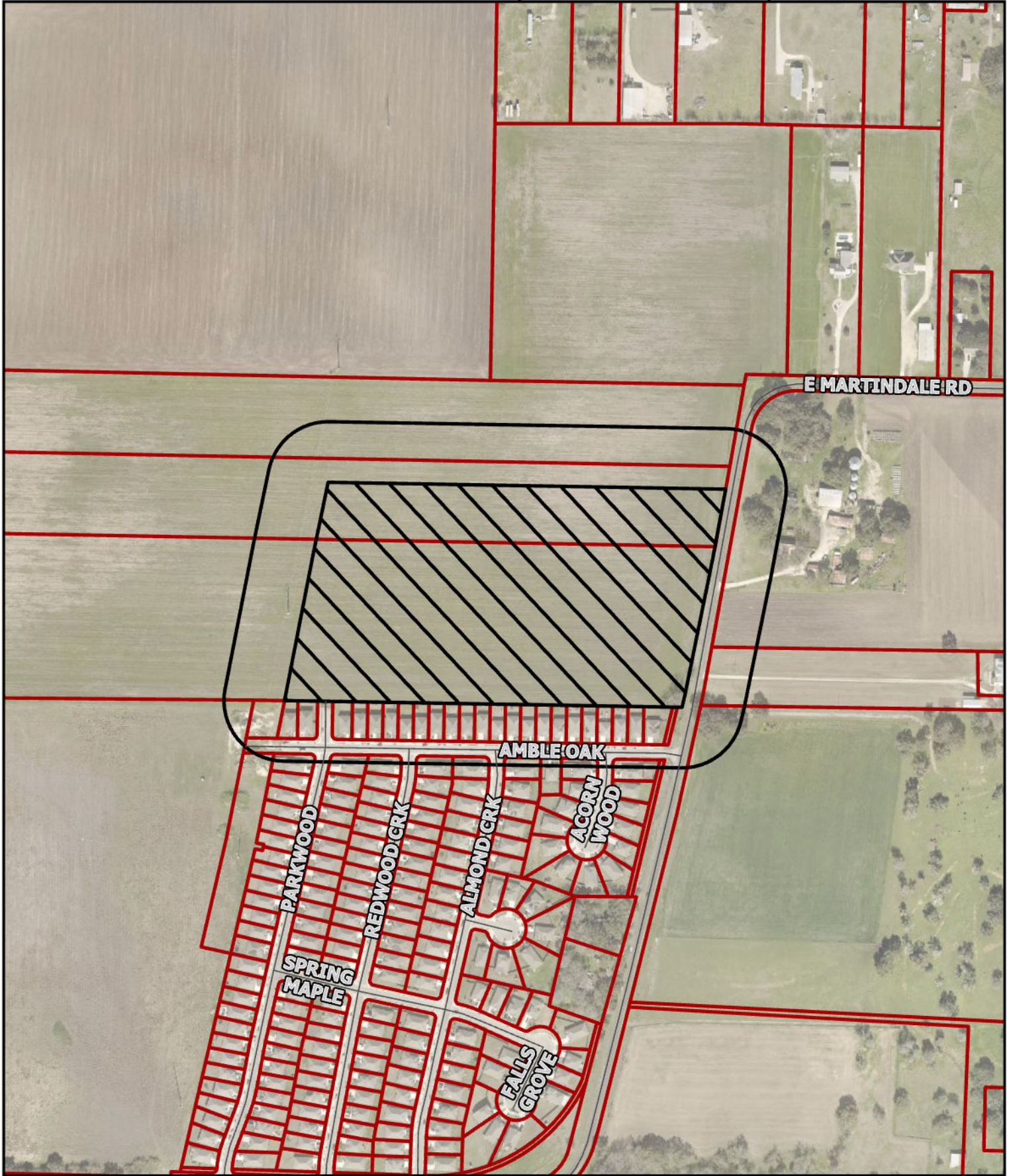
The property and much of the surrounding properties are in the Suburban Residential district of the City's Future Land Use Plan. Development within Suburban Residential areas should consist of low- to medium density residential homes facing local streets. Suburban Residential areas should include typical suburban-style single-family neighborhoods and supporting uses. K-12 schools are only permitted in Public zoning districts. Seguin's infrastructure systems are one of its greatest assets in influencing development outcomes, particularly in shaping where and when a property develops or redevelops. Efficient access to public schools significantly shapes the development potential of sites and whether a property can develop to the vision indicated in the Future Land Use Map.

TRAFFIC (STREET FRONTAGE & ACCESS):

The parcels have road frontage and access on E. Martindale Rd. This section of E. Martindale Rd. is on the major thoroughfare plan as a future major collector with a ROW of 80'.

LOCATION MAP

ZC 09-24 (PID# 52577, 52623) E Martindale Rd.



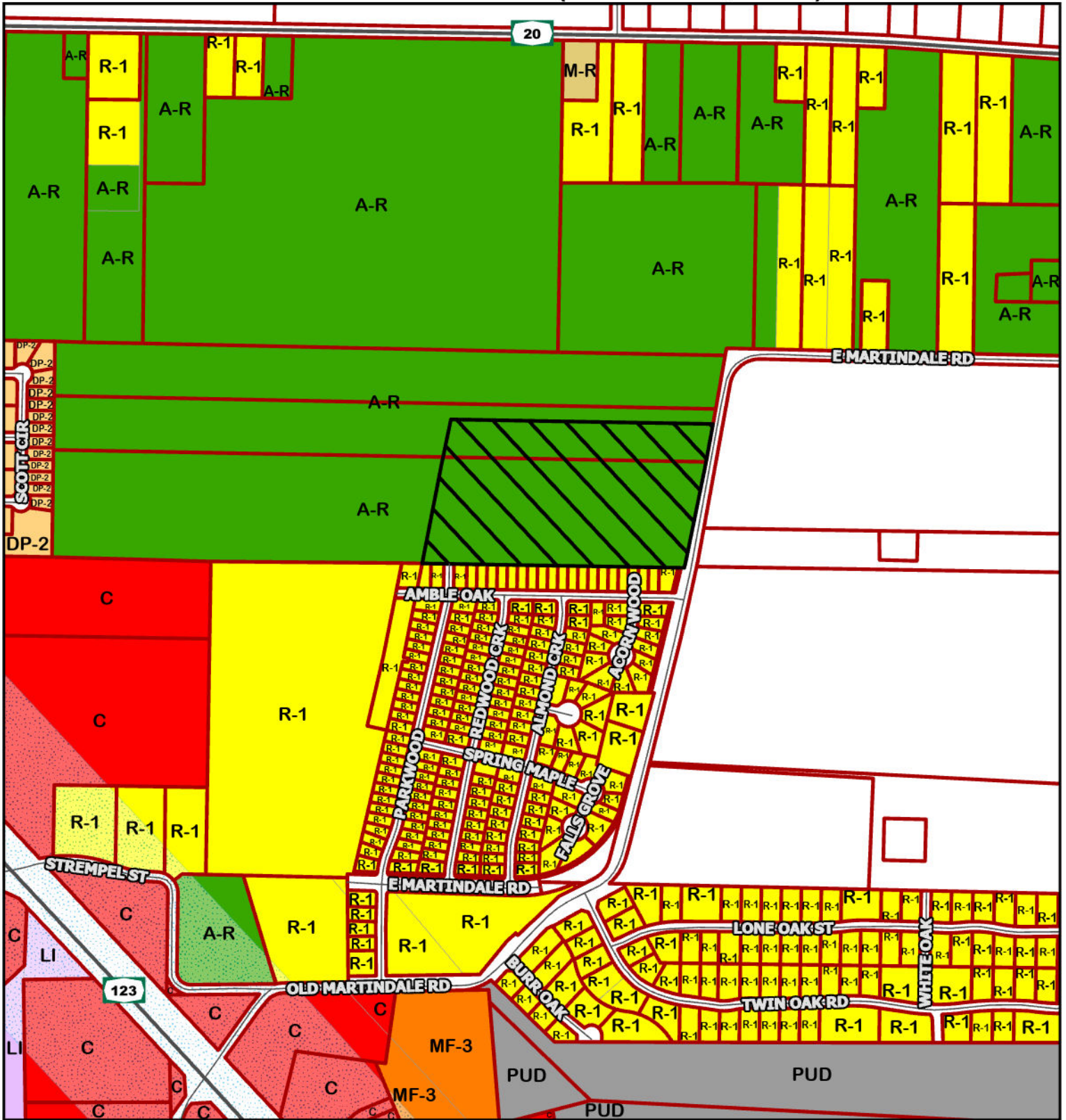
This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.

  Site Location
 200' Buffer

1 inch = 420 feet
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ZONING MAP

ZC 09-24 (PID# 52577,52623) E Martindale Rd



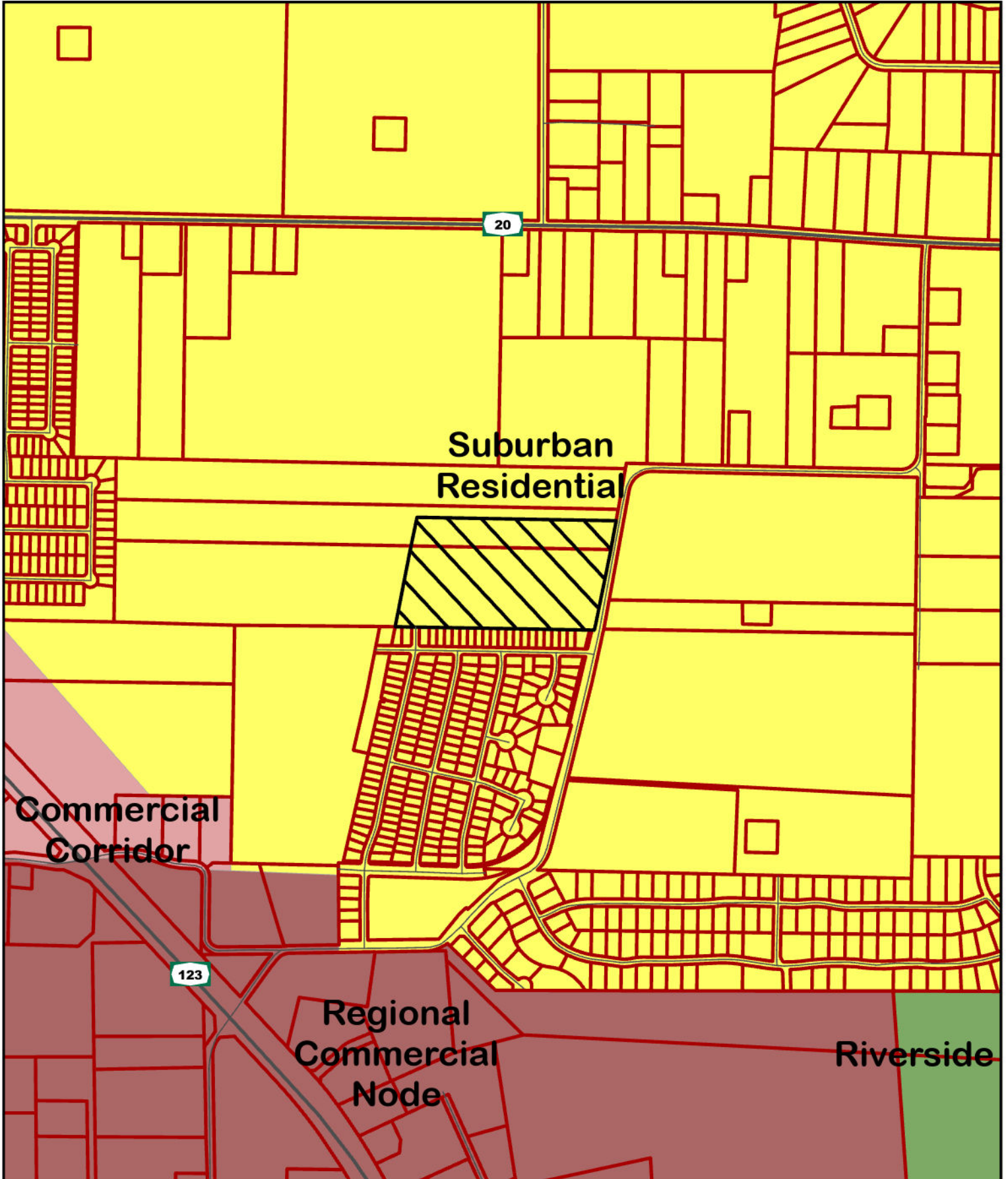
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|----------------------|--------------------------|--------------------------|-----------------------------|------------------------------|
| Agricultural - Ranch | Light Industrial | Manufactured Home Park | Single Family Residential 1 | Zero Lot 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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North
 Site Location
 Parcel

1 inch = 670 feet

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Site Location



Parcel

1 inch = 835 feet

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