

SEGUIN
TEXAS
PLANNING & CODES

Planning and Zoning Commission Report

ZC 03-23

A request for Zoning Change 03-23 from Agricultural Ranch (A-R) to Public (P) for property located at the 6000 Block of SH 123 N., Property ID 190760 was considered during a public hearing at the Planning & Zoning Commission meeting on February 14, 2023.

Kyle Warren presented the staff report. He stated that the applicant is proposing a zoning change from A-R to P for a 90.372 acre tract of land to build a new high school for Navarro ISD. The property is located in the Commercial Node and Farm Future Land Use District of the Comprehensive Plan and Public zoning is an appropriate zoning type and is compatible with the surrounding land uses and zoning. He stated that the property has frontage on SH 123. The Timmerman Road intersection with SH 123 is proposed to be realigned to adequately service the new high school. In addition, a traffic light is proposed at the intersection of SH 123 and Timmerman Road. No health, safety and general welfare issues were identified.

The regular meeting recessed, and a public hearing was held. Luke Morales, Navarro ISD spoke in support of the request. There being no additional responses from the public the regular meeting reconvened for action.

After consideration of the staff report and all information given regarding Zoning Change (ZC 03-23), Commissioner Schievelbein moved that the Planning and Zoning Commission recommended approval of the zoning change from Agricultural Ranch to Public for property located at the 6000 Block of SH 123 N. Commissioner Berger seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE THE ZONING CHANGE TO PUBLIC (P)

MOTION PASSED

8-0-0



Francis Serna, Planning Assistant



ATTEST: Kyle Warren,
Planner



PLANNING & CODES

ZC 03-23 Staff Report
SH 123 & Timmerman Rd.
Zoning Change from AR to P

Applicant:

Navarro ISD
6450 N State Highway 123
Seguin, TX 78155

Property Owner:

Navarro ISD

Property Address/Location:

Near intersection of State
Highway 123 and
Timmerman Rd.

Legal Description:

ABS: 20 SUR: A M
ESNAURIZAR 90.372 AC.
(FUTURE HIGH SCHOOL)
Property ID: 190760

Lot Size/Project Area:

90.372 Ac.

Future Land Use Plan:

Community Node/Farm

Notifications:

Mailed: 02/02/2023
Newspaper: 01/29/2023

Comments Received:

None

Staff Review:

Kyle Warren
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	AR	Vacant lot
N of Property	AR	Vacant lot
S of Property	AR/C	Vacant lot
E of Property	AR/C	Farm/Vacant lot
W of Property	-	Single family residence (not in city limits)

SUMMARY OF STAFF ANALYSIS:

The property, currently located near the intersection of SH 123 and Timmerman Rd., is zoned Agriculture Ranch (AR). The applicant is proposing to rezone the lot to Public to allow the building of a new high school on the lot. The proposed Public zoning is in conformity with the Future Land Use Plan as both Community Node and Farm allow for public zoning by right. The surrounding land use is agricultural in nature with no built improvements, the exception being the lot immediately to the east which has a farmhouse.

The Commission should consider the recommendations of the Future Land Use Plan, as well as the existing land uses/zoning in the area.

CRITERIA FOR ZONING CHANGE:

Consistency with the future land use plan – Consistent

Compatible with existing and permitted uses of surrounding property – Compatible, surrounding property is undeveloped/farmland.

Adverse impact on surrounding properties or natural environment – None identified.

Proposed zoning follows a logical and orderly pattern – Public zoning for schools and other government buildings makes sense along major arterial roads.

Other factors that impact public health, safety or welfare – Traffic impacts could be a possible factor, a TIA is required and is currently under review.

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

This lot has its original zoning designation from annexation and has been vacant. The applicant wants to construct a new high school for the Navarro school district.

CODE REQUIREMENTS:

The applicant is proposing to build a high school on the lot. According to the UDC Section 3.4.3, a school on an agriculture-ranch zoned property is not allowed by right.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

The Surrounding land use is largely agricultural in nature, though commercial zoning and single-family zoning are either adjacent to or nearby the proposed location. There are also two new residential developments underway across from this location. Navarro ISD is trying to be proactive with the development of the proposed high school as this area is experiencing growth.

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):

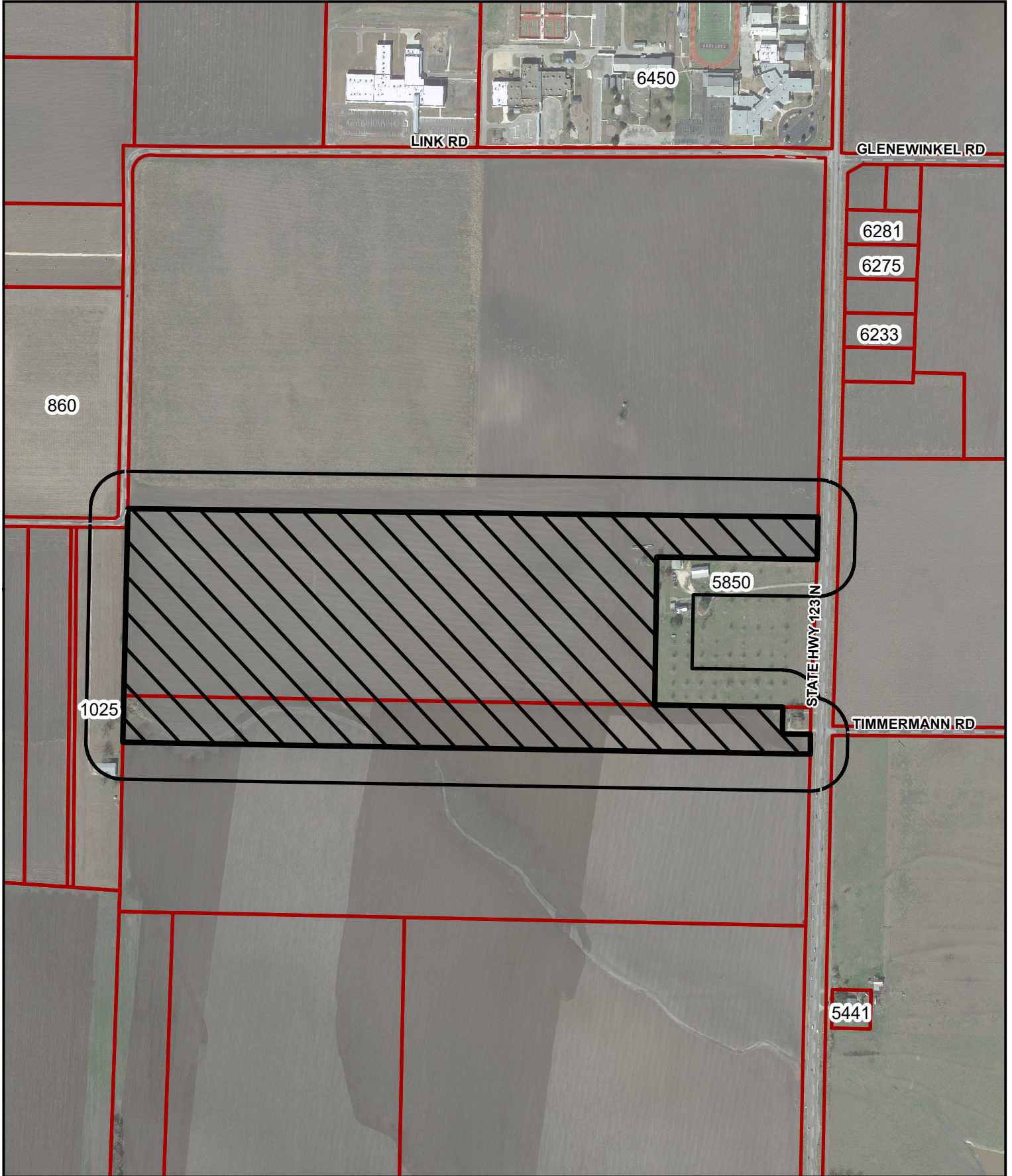
The property is in both the Commercial Node and Farm future land use district of the Comprehensive Plan. Public zoning is a preferred zoning type of these future land use districts.

TRAFFIC (STREET FRONTAGE & ACCESS):

The lot has frontage on State Highway 123, a TX DOT right of way. The Timmerman Road intersection with SH 123 will also be realigned to service the new high school more adequately to its entrance. A traffic light is also proposed at this intersection.

LOCATION MAP

ZC 03-23 5900 Blk of State Hwy 123



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' Notification Buffer



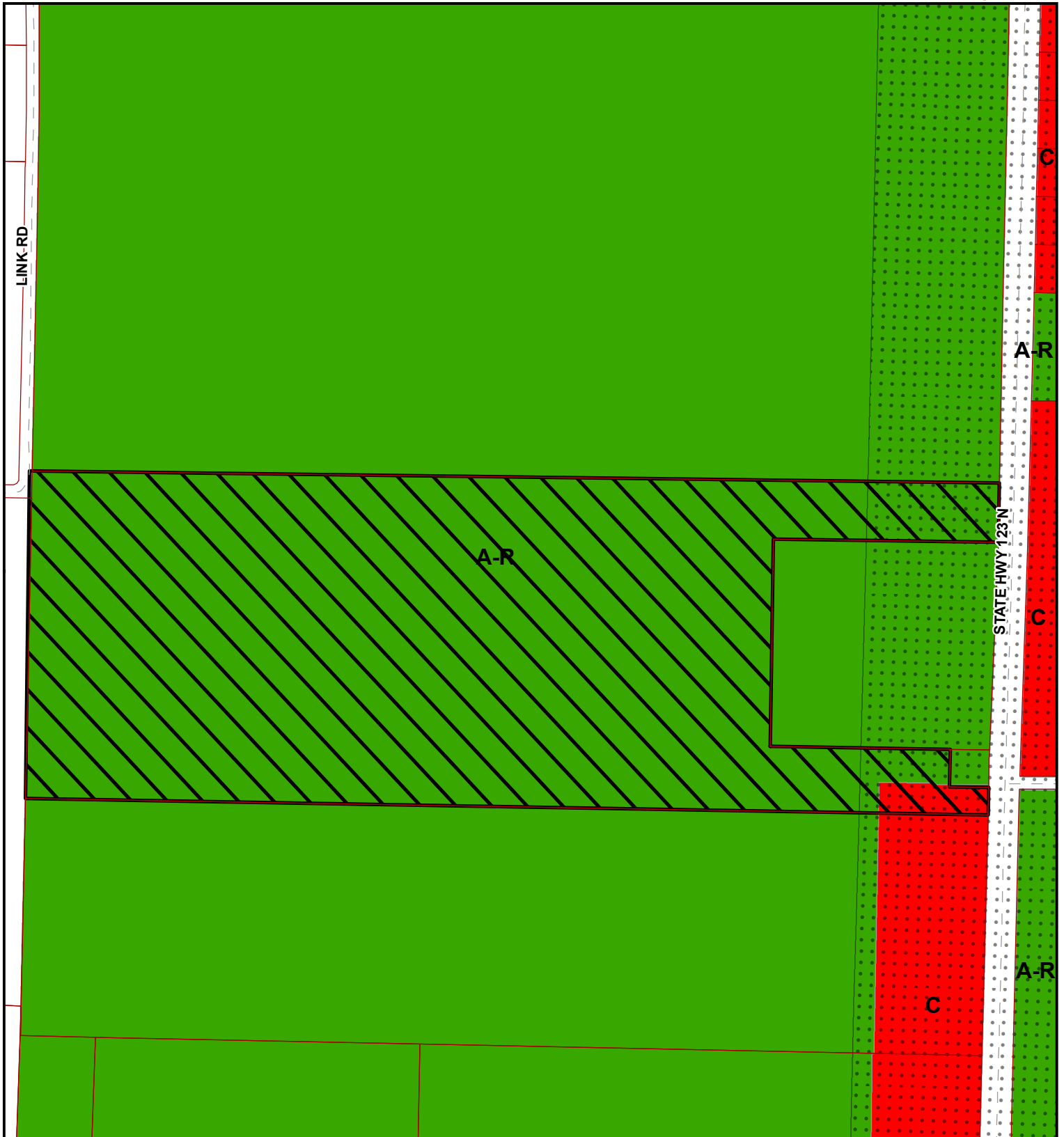
Lot Lines

1 inch = 685 feet

Printed: 1/24/2023

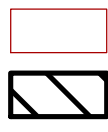
ZONING MAP

ZC 03-23 5900 Blk of State Hwy 123



Agricultural - Ranch	Single Family Residential 2	MultiFamily 1	Manufactured Home Park	Industrial
Rural Residential	Zero Lot Lines	MultiFamily 2	Neighborhood Commercial	Public
Suburban Residential	Duplex 1	MultiFamily 3	Commercial	Planned Unit Development
Single Family Residential 1	Duplex 2	Manufactured-Residential	Light Industrial	ROW

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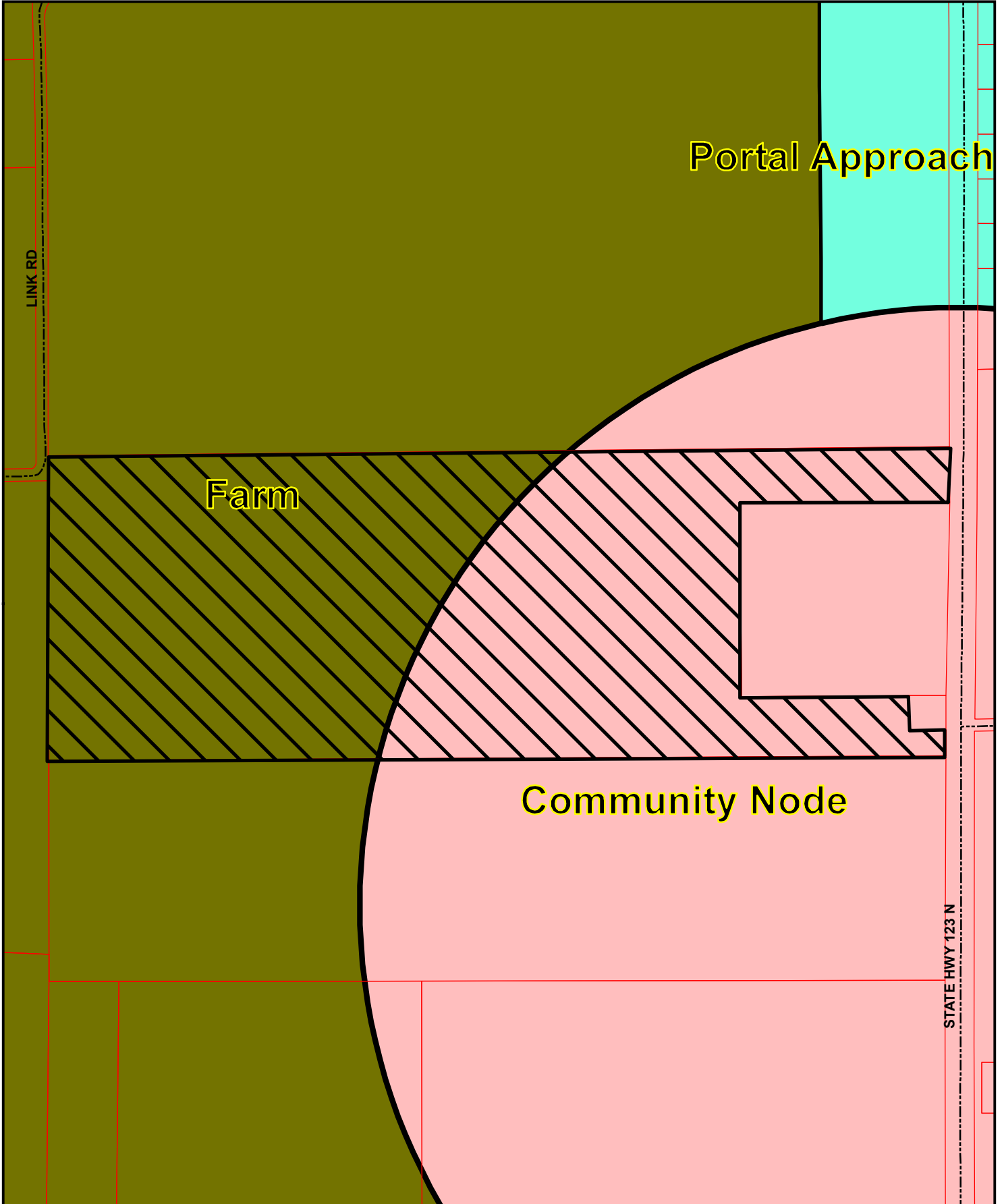
Ownership



Site Location

1 inch = 514 feet

Printed: 1/24/2023



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		Site Location	1 inch = 534 feet
		Ownership	Printed: 1/24/2023

In order to be on record, this form may be filled out and mailed to the Planning and Zoning Department, City of Seguin, P. O. Box 591, Seguin, Texas 78156.

Please be advised that under the Open Records Act, Public Information is Available to All Members of the Public. Section 552.023 of the Government Code provides that a governmental body may not deny access to information to the person, or the person's representative, to whom the information relates. Public information includes correspondence, comments relevant to public issues and other information received from the public regardless of the medium in which it is received, collected or retained.

REPLY



Re: **5900 Blk of SH 123**
Property ID 55894

Name: Bartoszewitz Farm Foundation

Mailing Address: 390 Cordova Rd Seguin

Phone No.: _____

Physical Address of property (if different from the mailing):
5900 Blk of SH 123 # 55894

If "In Favor" or "Opposed" please explain why in space allotted below:

In Favor

Opposed

Reasons and/or comments _____

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REPLY

Re: **5900 Blk of SH 123**
Property ID 55894

Name: LAYNE L. PUS

Mailing Address: P. O. Box 1089

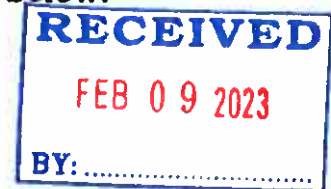
Phone No.: _____

Physical Address of property (if different from the mailing):

If "In Favor" or "Opposed" please explain why in space allotted below:

In Favor

Opposed



Reasons and/or comments THE NAVARRO ISD NEEDS TO BUILD
A NEW HIGH SCHOOL.