

SEGUIN
TEXAS
PLANNING & CODES

Planning and Zoning Commission Report

ZC 09-24

A request for Zoning Change 09-24 from Agricultural Ranch (A-R) to Public (P) for property located at E. Martindale Rd, Property IDs 52577 & 52623, was considered during a public hearing at the Public Planning & Zoning Commission meeting on August 13, 2024.

Melissa Zwicke presented the staff report. She stated that the property is approximately 20 acres out of two parcels totaling 60.5 acres and the applicant is proposing to rezone the 20 acres to Public zoning to allow for the construction of a new elementary school for Navarro ISD. Ms. Zwicke added that many 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, making a school compatible with the City's Future Land Use Plan and existing permitted uses. There are no adverse impacts, public health, or safety concerns identified for the property. Staff received Two letters in opposition to the request.

The Commission asked about the recent resolution amending the master thoroughfare plan to increase the classification of East Martindale Rd from a major collector to an arterial classification with a ROW of 90' and how this will affect the unincorporated properties along E. Martindale Rd.

Pam Centeno stated that the major thoroughfare plan is a part of development. When the school moves toward developing, a meeting with the city's engineering department will be held to discuss the route and improvements to the road. If the other properties are not developing, that part of the road will not be constructed. She added that annexation is limited but the City could still purchase a ROW and create a Road.

The regular meeting recessed, and a public hearing was held. Property owner, Gayle Henderson, 1006 Amble Oak, spoke of her concerns about traffic and how close the school would be to the houses. Mandy Epley, Superintendent of Navarro ISD, spoke about being mindful of the neighboring subdivision and she added they plan on using a main thoroughfare entrance off E. Martindale.

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 09-24), Commissioner Davila moved that the Planning and Zoning Commission recommend approval of the zoning change from Agricultural Ranch (A-R) to Public (P) for the property located at E. Martindale Rd. Vice Chair Felty seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE THE ZONING CHANGE TO PUBLIC (P)

MOTION PASSED
5-1-0


Francis Serna, Planning Assistant


ATTEST: Melissa Zwicke, Planner



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):

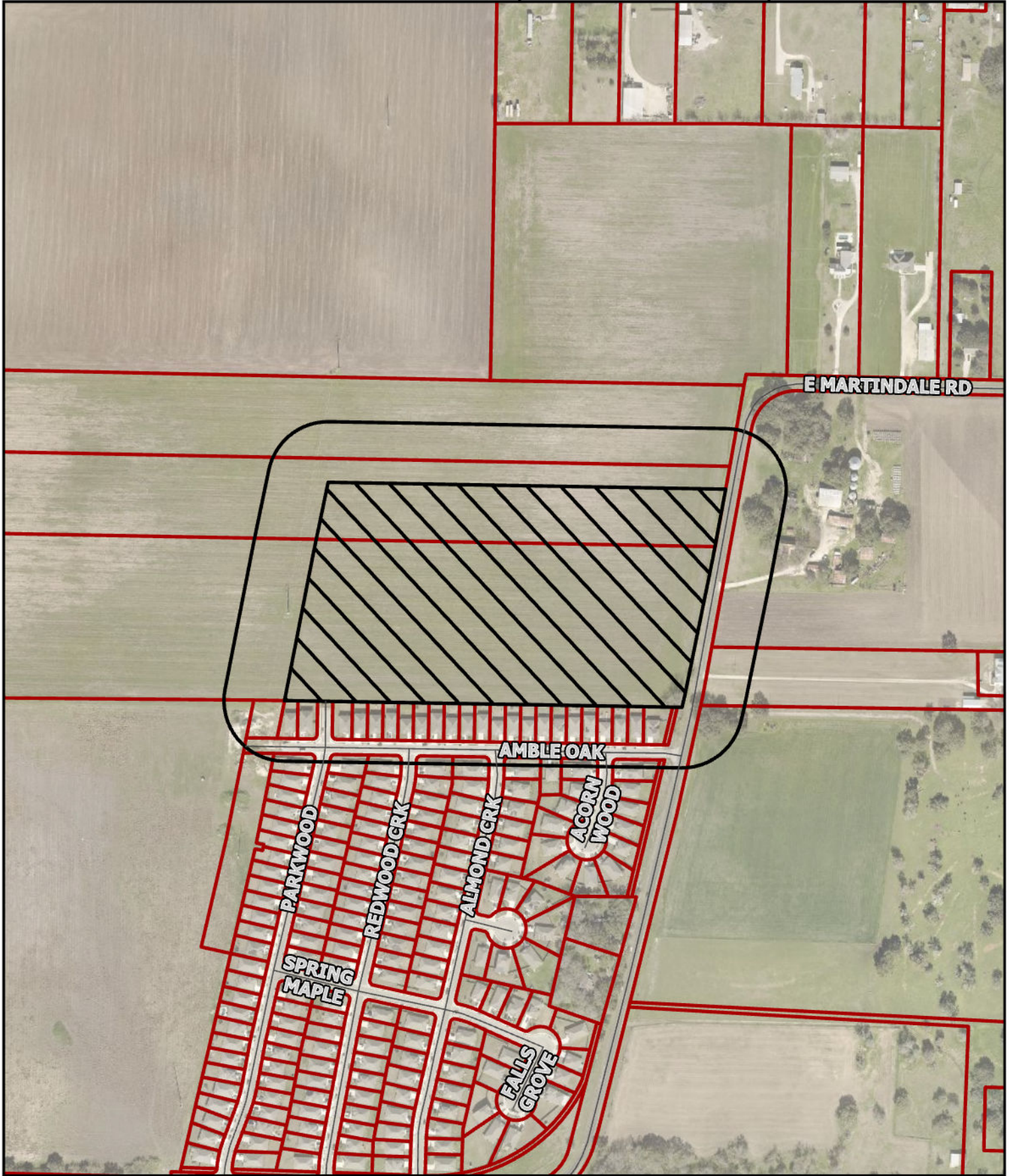
The property and much of the surrounding properties are in the Suburban Residential district of the City's Future Land Use Plan. Development within Suburban Residential areas should consist of low- to medium density residential homes facing local streets. Suburban Residential areas should include typical 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.



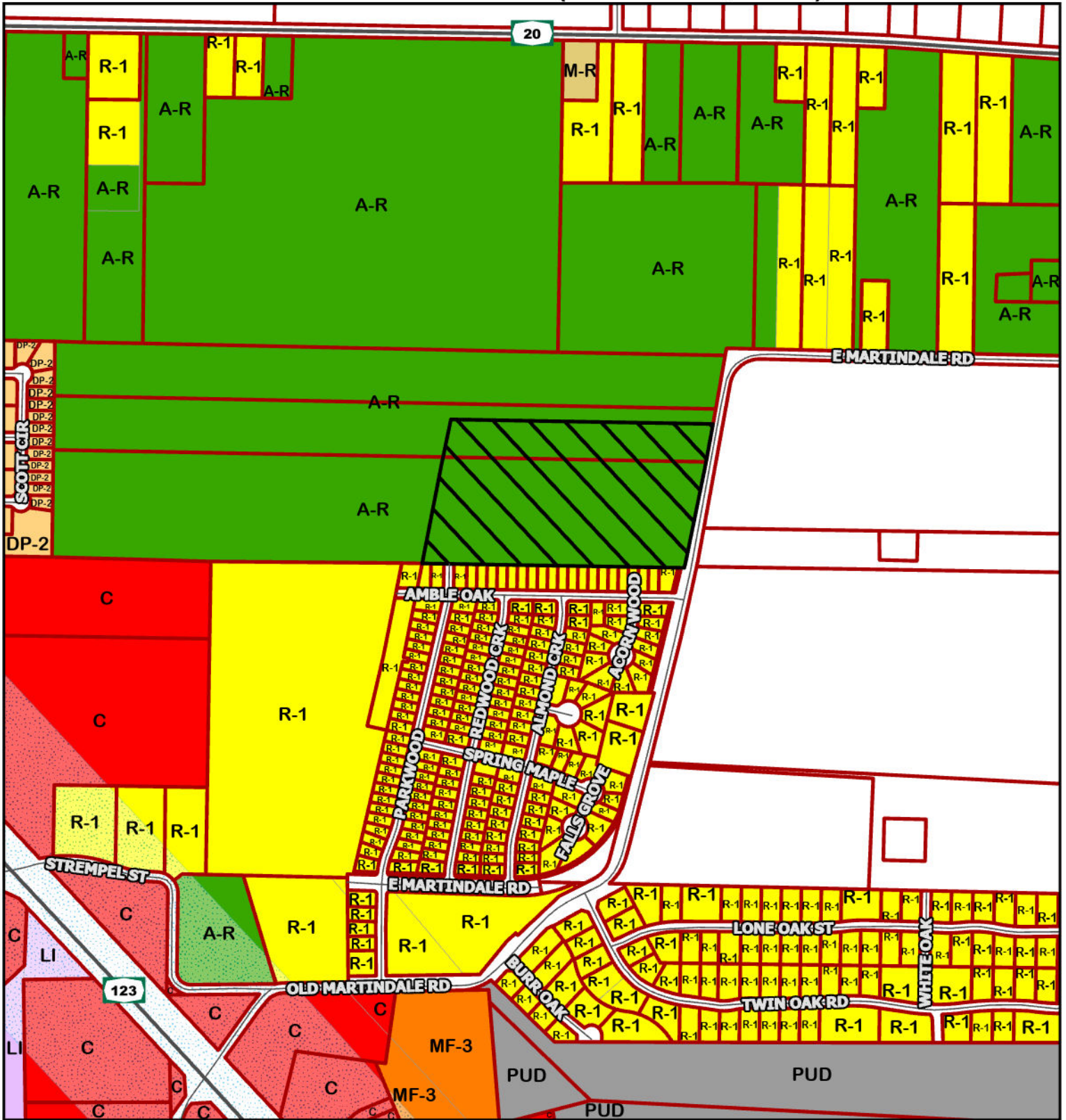
This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for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

  Site Location
 200' Buffer

1 inch = 420 feet
Printed: 8/7/2024

ZONING MAP

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



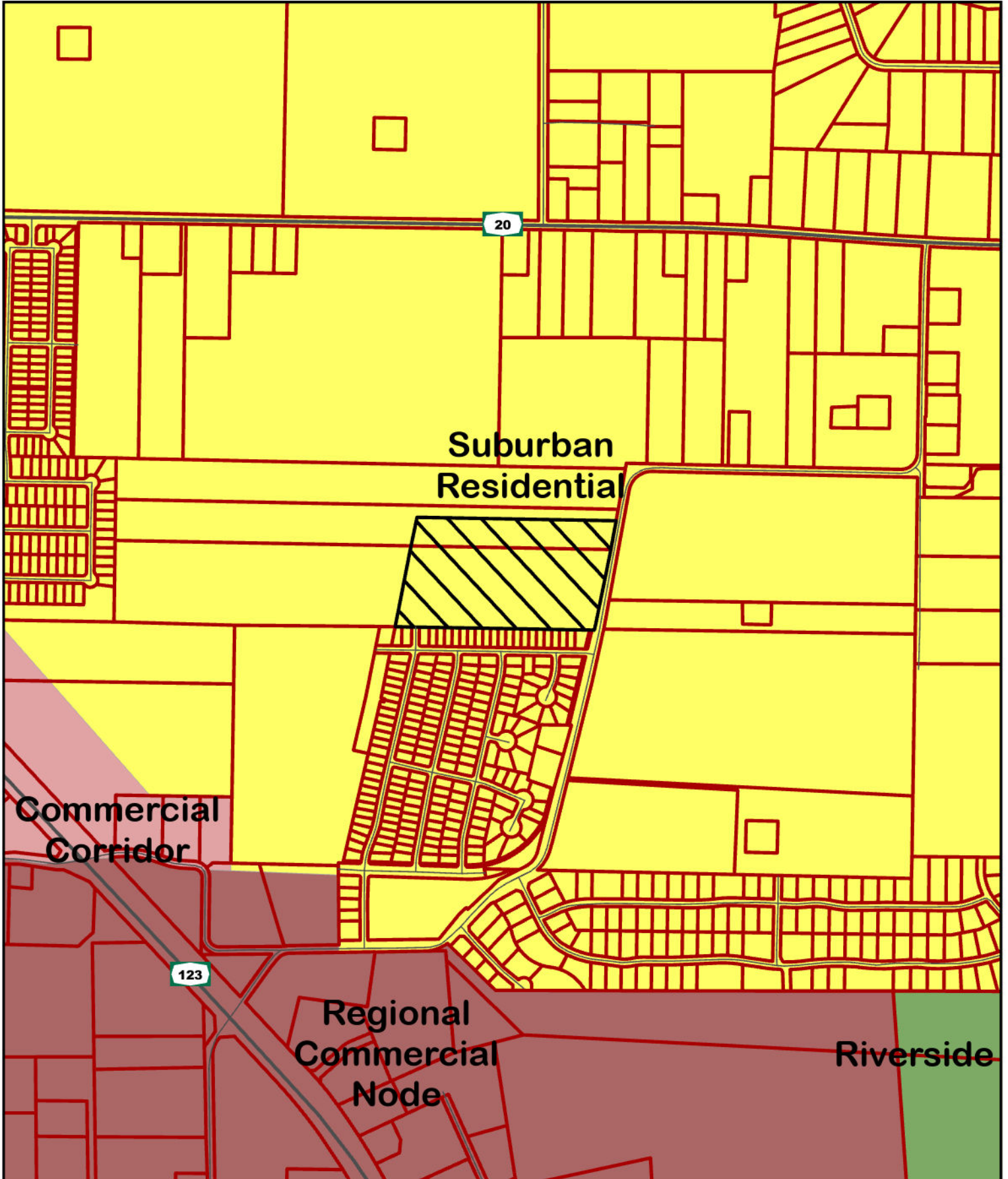
- | | | | | |
|----------------------|--------------------------|--------------------------|-----------------------------|------------------------------|
| Agricultural - Ranch | Light Industrial | Manufactured Home Park | Single Family Residential 1 | Zero Lot Lines |
| Commercial | Manufactured-Residential | 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

Printed: 8/7/2024



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Site Location



Parcel

1 inch = 835 feet

Printed: 8/7/2024

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

ZC 0924
E. Martindale Road
Property ID 52577 & 52623



Name: Paula Franz Moore

Mailing Address: _____

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 Amber Oak already carries traffic headed in and out of Navarro Oaks Subdivision and FM 20 + Old Martindale Rd. All 4 residential streets running N ↔ S feed into it, but most walkers/joggers, cyclists, cars, and traffic use Amber Oak to leave & get to their residence already. Kids skate board on it and play sports. It doesn't need a lot more traffic from another subdivision belonging to another builder.

This new subdivision's builder should be made to handle all the said subdivision's traffic within that said subdivision with a ccess in and out directly onto Old Martindale Rd. People driving Amber Oak already tend to speed on it and Parkwood. Stop signs are often treated as yield signs and worse, ignored.

I paid extra for a corner lot and didn't know my street would become a thorough fare. I feel like using Amber Oak (any access from new plan subdivision to Amber Oak) would at least double the traffic with new subdivision residents taking short cuts through our subdivision.

We are not a servicing subdivision for a different builder and subdivisions!

There is also another issue of drainage and run-off from the new subdivision into ours. I'm very glad to live on the hill, or higher elevation within the subdivision, but I worry about my neighbors caught downstream.

Proper plans by new subdivision builder to contain their said subdivision a long time ago. It's not just about

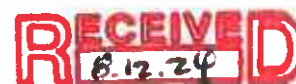
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REPLY

**ZC 0924
E. Martindale Road
Property ID 52577 & 52623**



Name: Owens, MARIA D.

Mailing Address: _____

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 1) When will construction of new school begin/end? 2) How much will school taxes increase? 3) When will the tax increase begin? 4) Will school have a fence behind our homes? 5) How will traffic be re-routed during construction?

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REPLY

**ZC 0924
E. Martindale Road
Property ID 52577 & 52623**



Name: Stephen & Debra Hackman

Mailing Address: _____

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 X

Reasons and/or comments It will bring more cars to our area & more congestion when getting onto Hwy 123.