



PLANNING & CODES

Planning and Zoning Commission Report ZC 19-19

A request for Zoning Designation ZC 19-19 was considered during a public hearing at the Planning & Zoning Commission meeting on November 12, 2019:

A Zoning Designation from Agricultural-Ranch (A-R) to Single-Family Residential-2 on a request for a 2 acre property located south of Cordova Rd, Property ID 129033.

Helena Schaefer presented the staff report. She stated that the property is currently zoned Agricultural-Ranch as that is the initial zoning designation for a recently annexed property. The property was voluntarily annexed into the City in August 2019 and is part of the Cordova Crossing development. This development is zoned Single-Family Residential-2 and therefore the proposed zoning designation for the 2 acres is Single-Family Residential-2.

The regular meeting was then recessed, and a public hearing was held.

As there being no responses from the public, the regular meeting reconvened.

After consideration of the staff report and all information given regarding Zoning Change (ZC 19-19), Commissioner Spahn moved that the Planning and Zoning Commission recommend approval of the zoning designation from Agricultural-Ranch to Single-Family Residential-2 for the 2 acres south of Cordova Rd. Commissioner Garza seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVAL OF ZONING DESIGNATION TO SINGLE-FAMILY RESIDENTIAL (R-2)

MOTION PASSED

7-0-0

A handwritten signature in blue ink, appearing to read "H. Schaefer", written over a horizontal line.

ATTEST: Helena Schaefer
Senior Planner

A handwritten signature in blue ink, appearing to read "Francis Serna", written over a horizontal line.

Francis Serna
Planning Assistant



PLANNING & CODES

**ZC 19-19 Staff Report
Cordova Crossing (Voluntary Annexation)
Zoning Designation to R-2**

Applicant:

City of Seguin
205 N River St
Seguin, TX 78155

Property Owner:

Scrappy Development LLC
1202 W Bitters, Ste 1200
San Antonio, TX 78216

Property Address/Location:

2617 Cordova Rd

Legal Description:

Abs: 20 Sur: A M Esnaurizar
2.00 ac Prop Id 129033

Lot Size/Project Area:

Approx. 2.00acres

Future Land Use Plan:

Emergent Residential

Notifications:

Mailed Nov. 1, 2019
Newspaper Oct. 27, 2019

Comments Received:

None

Staff Review:

Helena Schaefer
Senior Planner

Attachments:

- Location Map
- Existing Zoning Map
- Future Land Use Plan Map

REQUEST:

A Zoning Designation request to Single Family Residential (R-2) for a proposed residential subdivision.

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	A-R (default zoning)	Farm land
N of Property	ETJ – No zoning	Residence
S of Property	R-2	Proposed Cordova Crossing Subdivision
E of Property	ETJ – No zoning	Farm land
W of Property	R-2	Proposed Cordova Crossing Subdivision

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The 2 acre property located at 2617 Cordova Rd was purchased by the developer of the Cordova Crossing subdivision. The developer requested voluntary annexation and received it in August of 2019. The City needs to establish the zoning the newly annexed property.

Based on the patterns of growth in the State Hwy 46 North area and the existing and proposed residential subdivisions to the south, west and east, staff is recommending approval of the zoning designation to Single-Family Residential (R-2).

Planning Department Recommendation:

X	Approve as submitted
	Approve with conditions or revisions as noted
	Alternative
	Denial

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

The zoning designation is for 2 acres that was purchased by the developer of Cordova Crossing Subdivision. The proposed subdivision was annexed and assigned in zoning designation in 2017. These 2 additional acres will be incorporated into the subdivision.

CODE REQUIREMENTS:

The initial zoning of a property following voluntary annexation is established as Agricultural Ranch unless the property owner or the City makes a specific request. In this case, the City is requesting a zoning designation of R-2 Single-Family Residential to match the existing zoning of the Cordova Crossing subdivision.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

This is an area of high growth with a number of single family residential subdivisions either being proposed, in review or in construction. Cordova Estate, a subdivision built in the 1990's is located directly north of Cordova Crossing. The main existing land use is agricultural in nature with existing single-family residential dwellings; most of these properties are outside the city limits and in the City's ETJ. Given the high growth and the existing zoning for the Cordova Crossing subdivision, the proposed zoning designation would be compatible.

COMPREHENSIVE PLAN:

The property is located in the Emergent Residential District. Single-family residential zoning is an appropriate use for this future land use district

HEALTH, SAFETY, AND GENERAL WELFARE: (Protection & preservation of historical, cultural, and environmental areas.)

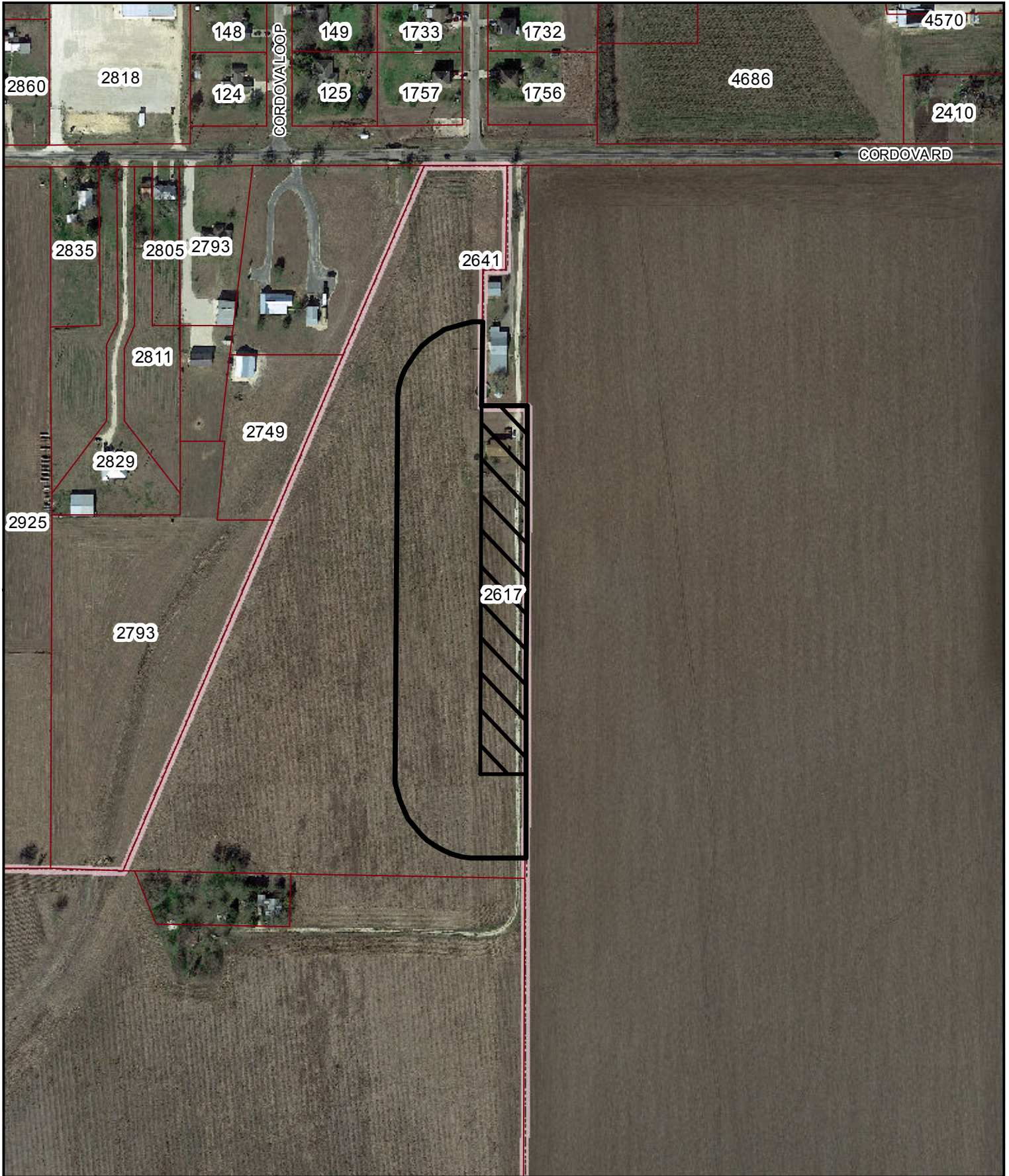
The development of the property will be required to follow the City of Seguin's ordinances, which includes stormwater and drainage standards.

TRAFFIC (STREET FRONTAGE & ACCESS):

The property will take access to Cordova Rd through the subdivision. It currently takes access through an easement.

LOCATION MAP

ZC 19-19: Cordova Crossing 2 Ac



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

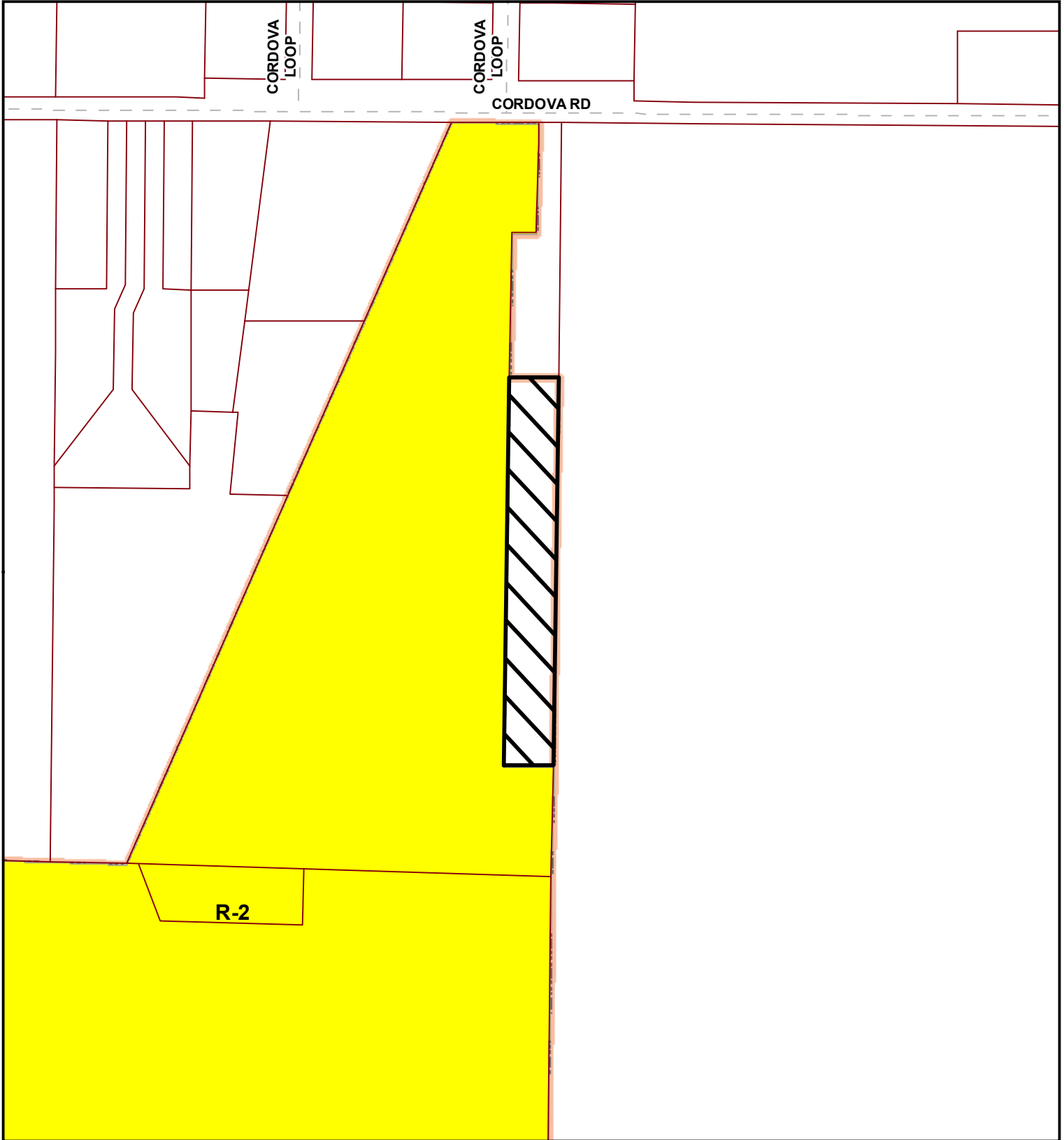
Lot Lines

1 inch = 300 feet

Printed: 10/11/2019

ZONING MAP

ZC 19-19: Cordova Crossing 2 Ac



- | | | | |
|-------------------------------|------------------------------|----------------------------|------------------|
| A-R Agricultural Ranch | ZL Zero Lot Lines | MHP Manufactured Home Park | I Industrial |
| R-R Rural Residential | DP-1,2 Duplex | NC Neighborhood Commercial | P Public |
| S-R Suburban Residential | MF-1,2,3 Multi-Family | C Commercial | PUD Planned Unit |
| R-1 Single Family Residential | M-R Manufactured Residential | LI Light Industrial | Development |

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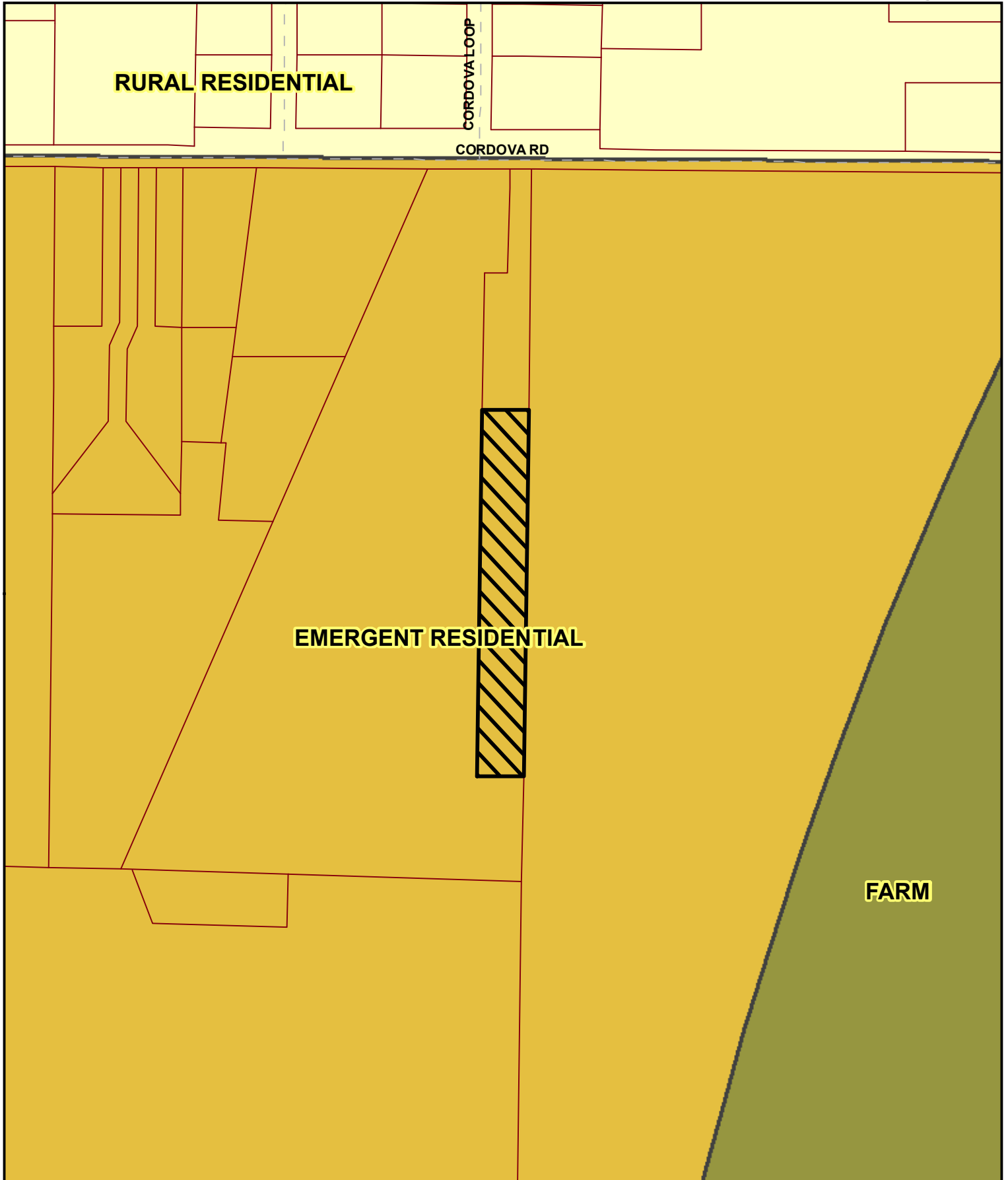
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FUTURE LAND USE MAP

ZC 19-19: Cordova Crossing 2 ac



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Site Location



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