



## **PLANNING & CODES**

### **Planning and Zoning Commission Report ZC 10-18**

A request for Zoning Change Designation 10-18 was considered during a public hearing at the Planning & Zoning Commission meeting on July 10, 2018:

#### **ZONING CHANGE DESIGNATION TO SINGLE FAMILY RESIDENTIAL 2 (R-2) FOR PROPERTY ANNEXED INTO THE SEGUIN CITY LIMITS LOCATED AT 1215 CORDOVA, PROPERTY ID NUMBERS 54788, 55856, 55293 AND 55187.**

Helena Schaefer presented the staff report. She explained that the City is requesting a zoning for four properties that are in the process of voluntary annexation. The voluntary annexation first reading was on the June 26, 2018 City Council meeting. The second reading will occur at the July 17 City Council meeting. The four properties are located on the southern side of Cordova Rd along the 1200 blk.

She stated that the initial zoning for an annexation is usually Ag-Ranch, but the applicant has requested Single-Family Residential 2. Ms. Schaefer explained that SF-2 allows 20 ft front setbacks and sidewalks can be located next to the curb.

Ms. Schaefer gave a brief overview of the surrounding zoning. Although the property is surrounded by farmland, the property is an area of residential growth. She pointed out that to the west is the Summit at the Cordova, to the southeast are the Northern Trails and Rob Roy subdivisions. The Summit is serviced by septic which dictates the lot size of ½ acres; the Northern Trails and Rob Roy developments are serviced by sewer and therefore have smaller lot sizes. The proposed development will be like Rob Roy and Northern Trails development.

The properties are in the Farm future land use district. Single-family residential development is subject to review. Given the existing subdivisions to the west and southeast, staff finds this proposed zoning compatible with the development patterns in the area.

The properties front Cordova Road, a Guadalupe County right-of-way. Access to Cordova Road will be approved by the County. The City's subdivision regulations will require street access points to the adjoining properties for any future development. In accordance to other subdivision regulations, the development of these properties will be required to follow storm water and drainage standards.

Public notifications were mailed on June 29, 2018. No comments were received.

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

David Reiley, 3471 Huber Road said his property is located to the South of the proposed development. He expressed his concerns regarding drainage issues and increased traffic on Cordova with the addition of 800 homes. He said he spoke with the County regarding improvements on Cordova.

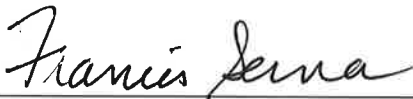
There being no additional responses from the public the regular meeting reconvened.

After consideration of the staff report and all information given regarding Zoning Change Designation 10-18 Commissioner DePalermo moved that the Planning and Zoning Commission recommend approval to City Council of the Zoning Designation Request to Single Family Residential 2 (R-2). Commissioner Cockerell seconded the motion. The following vote was recorded:

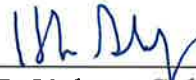
**RECOMMENDATION TO APPROVE ZONING CHANGE TO SINGLE-FAMILY RESIDENTIAL-2.**

**MOTION PASSED**

**5-1-0**



Francis Serna  
Planning Assistant



ATTEST: Helena Schaefer  
Senior Planner



**PLANNING & CODES**

**ZC 10-18 Staff Report  
1215 Cordova Rd (Voluntary Annexation)  
Zoning Designation to R-2**

**Applicant:**

M&S Engineering  
376 Landa St  
New Braunfels, TX 78130

**Property Owner:**

HLH Development LLC, Larry  
Grimm, & Nelson Family  
Trust

**Property Address/Location:**

1200 Blk of Cordova Rd

**Legal Description:**

Abs: 20 Sur: A M Esnaurizar  
199.64 ac Prop Ids 54788,  
55856, 55293, 55187

**Lot Size/Project Area:**

Approx. 199.64 acres

**Future Land Use Plan:**

Farm

**Notifications:**

Mailed June 29, 2018  
Newspaper June 24, 2018

**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     |
|-------------------------|---------------------|--------------|
| <b>Subject Property</b> | Annexed – no zoning | Farm land    |
| <b>N of Property</b>    | ETJ – No zoning     | Farm land    |
| <b>S of Property</b>    | A-R                 | Farm land    |
| <b>E of Property</b>    | LI                  | H&P Services |
| <b>W of Property</b>    | ETJ – No zoning     | Farm land    |

**SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:**

The properties are located in the 1200 Blk of Cordova Rd on the southern side of the street. The applicant is currently going through the voluntary annexation process. The voluntary annexation has been approved on first reading. The zoning designation will go to City Council after the annexation has passed on second reading.

Based on the patterns of growth in the area and the existing residential subdivisions to the northwest and southeast, staff is recommending approval of the zoning change 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 change request is for four properties located south of Cordova Road in the 1200 block. The total combined acreage is just under 200 acres. The properties are currently in agricultural use with no structures. The properties are in the process of voluntary annexation, with the first reading of the ordinance passed by Council on June 26, 2018. The second reading will go to City Council on July 17, 2018.

### **CODE REQUIREMENTS:**

The initial zoning of a property following voluntary annexation is established as Agricultural Ranch unless the property owner makes a specific request. In this case, the property owner has requested a zoning of R-2 Single-Family Residential.

### **COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:**

Currently these properties are being used for agricultural activities. However, this is an area of residential growth. Just to the northwest is The Summit at Cordova subdivision. To the southeast are the Northern Trails and Rob Roy Estates subdivisions. The Summit is served by private on-site sewer (septic) and is therefore developed with lot sizes no less than ½ acre. The Northern Trails and Rob Roy Estates subdivisions are served by the City of Seguin public sewer system thus the development is more dense due to the smaller lot sizes. The developer is proposing the extension of public sewer to the development, thus the density will be similar to the Northern Trails and Rob Roy Estates subdivisions.

### **COMPREHENSIVE PLAN:**

These four properties are located in the Farm District. Single-family residential zoning is subject to review in this district. Given the proximity of the developed residential subdivisions to the northwest and southeast of this area, staff finds single-family residential to be consistent with the development patterns in the area.

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

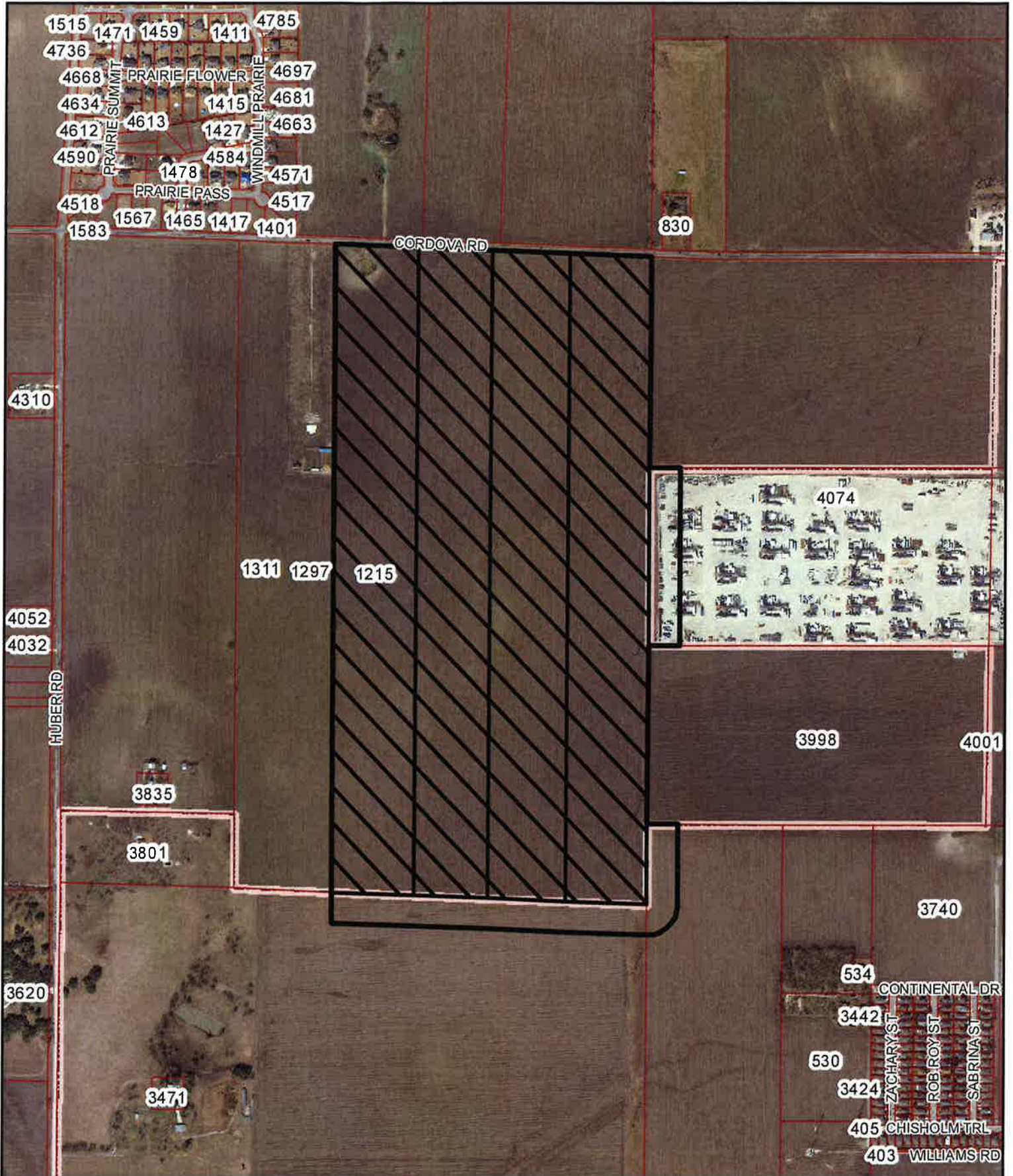
The development of the property will be required to follow the City of Seguin's ordinances, which includes stormwater and drainage standards.

### **TRAFFIC (STREET FRONTAGE & ACCESS):**





All four properties front Cordova Road, a county right-of-way that will require County approval of access points for new roads and/or driveways. In addition, the subdivision regulations for the City of Seguin require street access points to adjoining properties to ensure adequate circulation for future developments.

# LOCATION MAP

ZC 10-18: 1215 Cordova



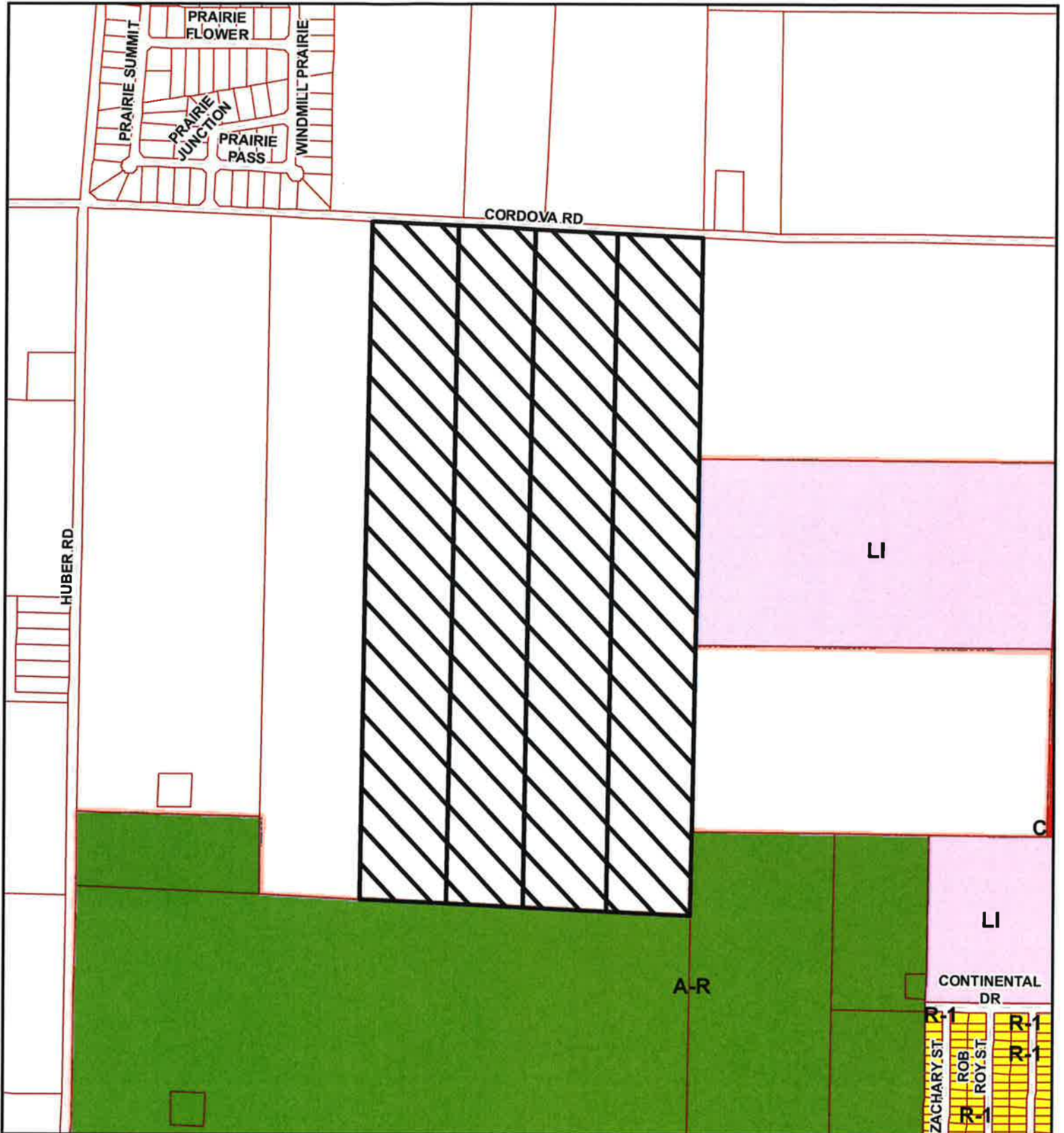
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|   |   |   |
|---|---|---|
|  |  |  |
|   | Site Location   | 200' Notification Buffer  |
|   |  |   |
|   | Lot Lines   |   |

1 inch = 833 feet  
Printed: 6/22/2018

# ZONING MAP

ZC 10-18: 1215 Cordova



- |                               |                              |                            |                              |
|-------------------------------|------------------------------|----------------------------|------------------------------|
| 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 Development |
| R-1 Single Family Residential | M-R Manufactured Residential | LI Light Industrial        |                              |

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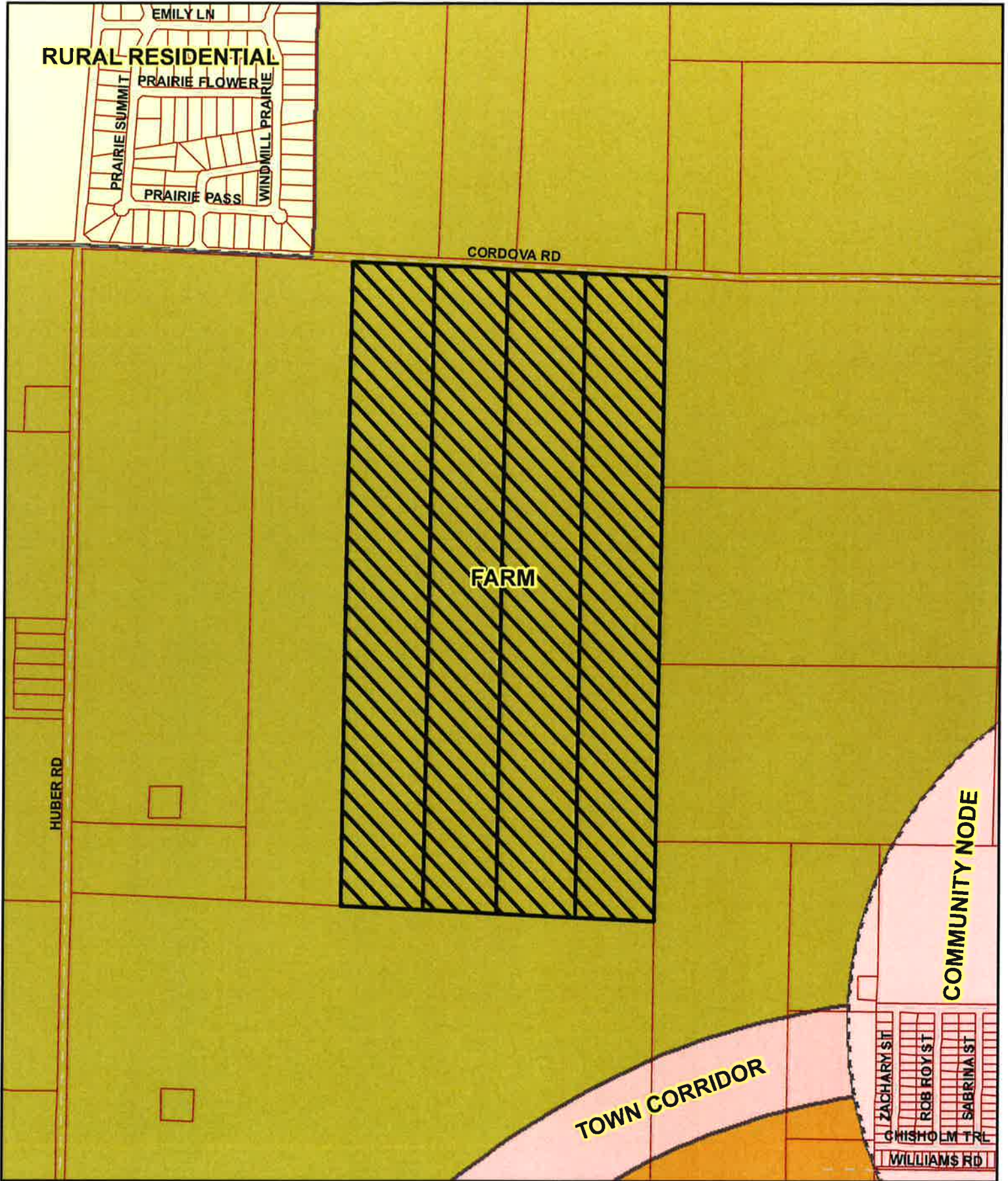
Site Location



Lot Lines

1 inch = 833 feet

Printed: 6/22/2018



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  Site Location  
 Lot Lines

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