



Planning and Zoning Commission Report ZC 23-21

A request for Zoning Designation 23-21 to Single Family Residential 2 (R-2) for property located at the 1000 Block of Cordova Road, Property ID 133819 was considered during a public hearing at the Public and Virtual Planning & Zoning Commission meeting on October 12, 2021.

Helena Schaefer, Senior Planner presented the staff report. She stated that the zoning designation request is for a 75+ acre tract on Cordova Road that is currently going through the annexation process.

Ms. Schaefer explained that the property is located east of the proposed Cordova Trails development and north of the Swenson Heights development. The properties to the north and east are outside the city limits. She stated that the proposed zoning designation is compatible with the properties located within the city limits.

She stated that the property is partially located in the Farm Future Land Use District. The intent of the district is to determine complementary uses to the primary use of Agricultural Ranch. Complementary uses include lower residential density or clustered residential development with passive open spaces. Ms. Schaefer that the highest density allowed for R-2 to 8 units per acre, although the maximum residential density that is being achieved is 3.5 to 4 unit per acre.

Staff recommended approval based on the two developments to the west and the south, including the high growth pattern along Cordova Road.

The Commission expressed concerns with the increased traffic and widening of Cordova Road and the need for various size lots. Ms. Schaefer explained that during the platting process, the city is allowed to request ROW dedication.

The regular meeting recessed, and a public hearing was held. There being no responses from the public the regular meeting reconvened for action.

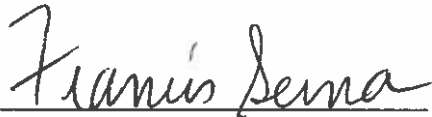
Priscilla Gonzales, LJA Engineering stated that with the Traffic Study, impacts would be addressed, and ROW dedication would be approved.

After consideration of the staff report and all information given regarding Zoning Designation (ZC 23-21), Commissioner Bryan moved that the Planning and Zoning Commission recommended approval of the zoning designation from Single Family Residential 2 (R-2) for property located at the 1000 Block of Cordova Road. Commissioner DePalermo seconded the motion. The following vote was recorded:

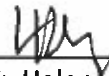
RECOMMENDATION TO APPROVE THE ZONING DESIGNATION TO SINGLE FAMILY RESIDENTIAL 2 (R-2)

MOTION PASSED

7-0-0



Francis Serna, Planning Assistant



ATTEST: Helena Schaefer, Senior Planner



PLANNING & CODES

ZC 23-21 Staff Report
1000 Blk of Cordova Rd (Voluntary Annexation)
Zoning Designation to R-2

Applicant:

LJA Engineering Inc.
1100 NE Loop 410, Ste 850
San Antonio, TX 78209

Property Owner:

Bartoskewitz Farm Foundation
390 Cordova Rd
Seguin, TX 78155

Property Address/Location:

1000 Blk of Cordova Rd

Legal Description:

Abs: 20 Sur: A M Esnaurizar
75.625 acs.
Property ID: 133819

Lot Size/Project Area:

75.625 acres

Future Land Use Plan:

Farm

Notifications:

Mailed: October 1, 2021
Newspaper: Sept. 26, 2021

Comments Received:

None

Staff Review:

Helena Schaefer
Senior Planner

Attachments:

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

REQUEST:

The applicant is requesting a zoning designation to R-2 Single Family Residential

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	No Zoning	Farm Land
N of Property	No Zoning/OCL	Farm Land
S of Property	R-2	Swenson Heights Residential Development
E of Property	No Zoning/OCL	Farm Land
W of Property	R-2	Proposed Cordova Trails Development

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The property is located in the 1000 Blk of Cordova Rd and is within the City's ETJ. The applicant is going through the voluntary annexation process and is requesting a zoning designation to (R-2) Single Family Residential.

Based on the patterns of growth along Cordova Road and the newer residential developments to the west and south, 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

This 75+ acre property is located in the City's ETJ on the 1000 Blk of Cordova Road, and is being used as agricultural land, with no existing structures on the property. There is a powerline right-of-way that runs diagonally through the northeast corner of the property. It is surrounded to the west and the south by residential developments in various stages of development. To the south is Swenson Heights that is currently in house construction. To the west is Cordova Trail that is in the process of infrastructure construction plan review. This property being outside the city limits, is in the process of voluntary annexation; the public hearing and first reading of the annexation occurred on October 4, 2021.

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. The R-2 zoning is similar to the R-1 with the exception of 20 ft front building setback and the placement of sidewalks next to the curb.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

Currently this property is used for agricultural activities. As mentioned before, there are two R-2 developments bordering this property, Swenson Heights and Cordova Trails. Farther to the west is The Summit at Cordova residential development that is located in the ETJ. The zoning designation of R-2 would be compatible with the existing zoning and existing land uses.

COMPREHENSIVE PLAN:

This property is located completely in the Farm future land use district. The intent of this district is to determine complementary uses to the primary use, agricultural practices. Some of these uses include lower residential density or clustered residential development with passive open spaces, like greenbelts and habitat conservation zones.

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

No health, safety or general welfare issues were identified.

TRAFFIC (STREET FRONTAGE & ACCESS):

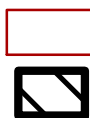
This property fronts Cordova Road, a county right-of-way that will require County approval of access points for new roads and/or driveways. In addition, the subdivision regulations for the City of Seguin require street access points to adjoining properties to ensure adequate circulation for future developments.

LOCATION MAP

ZC 23-21 1000 Blk of Cordova Rd



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Lot Lines



Site Location



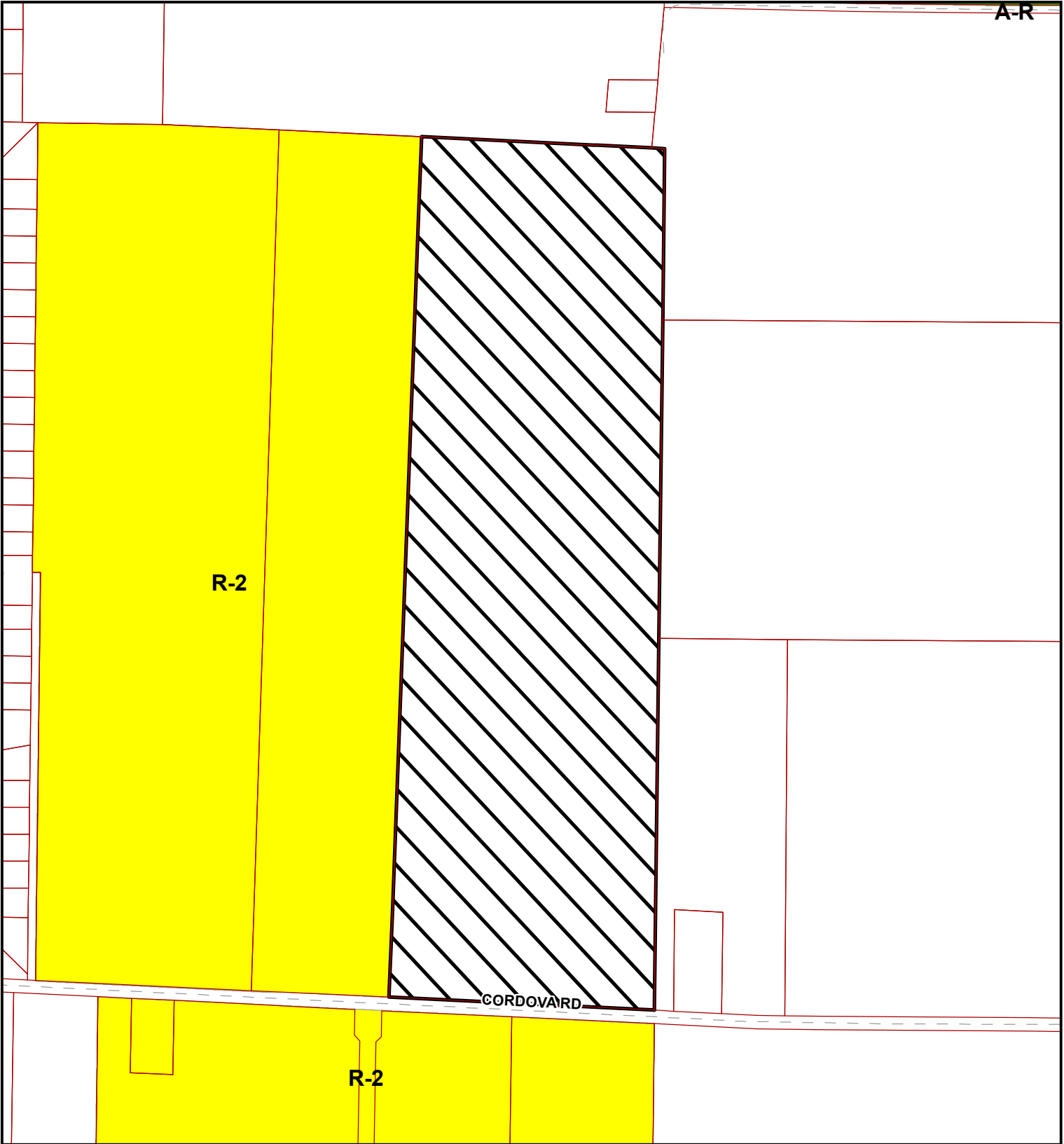
200' Notification Buffer

1 inch = 500 feet

Printed: 9/22/2021

ZONING MAP

ZC 23-21 1000 Blk of Cordova Rd



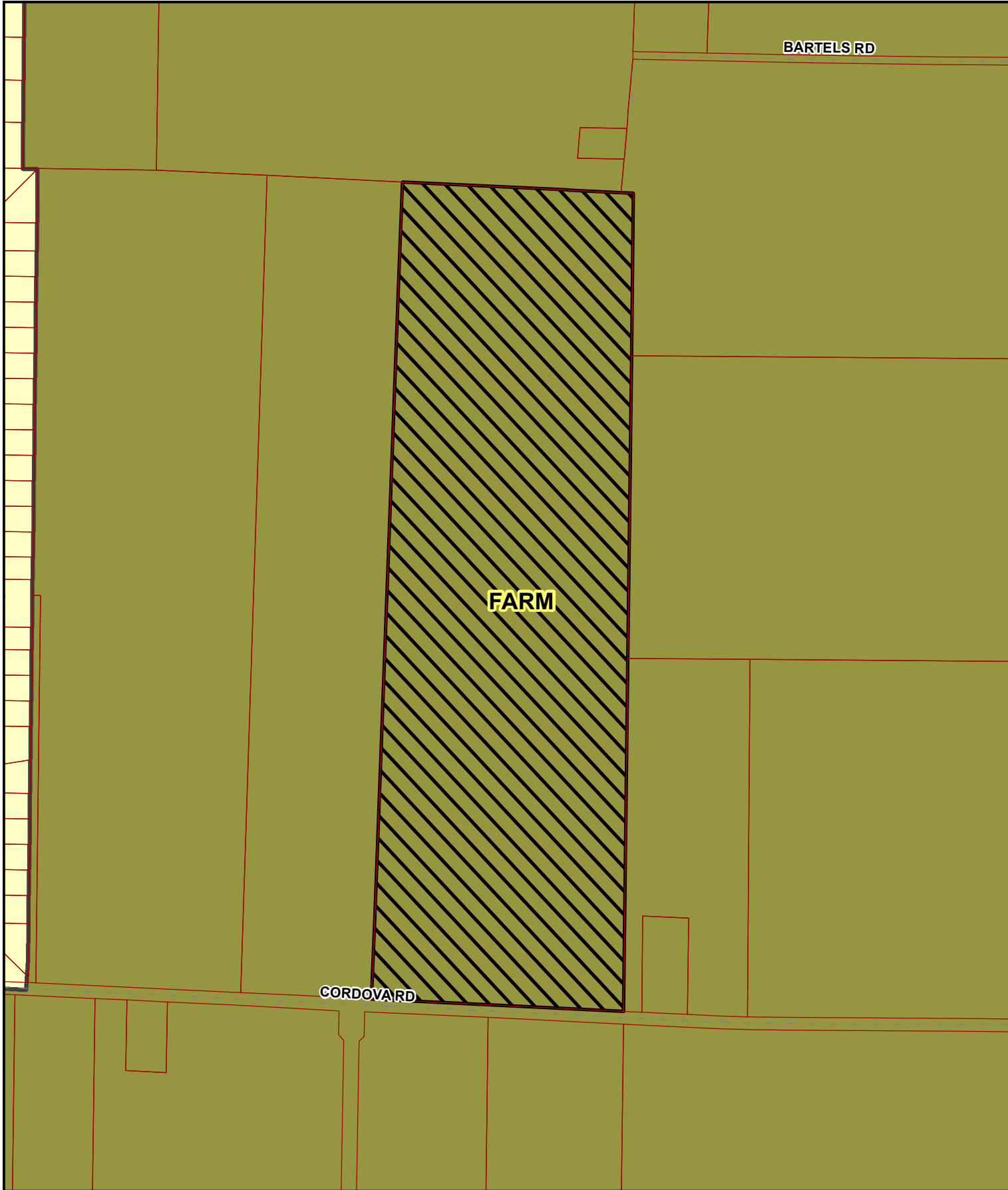
Agricultural - Ranch	Single Family Residential 2	MultiFamily 1	Manufactured Home Park	Industrial
Rural Residential	Zero Lot Lines	MultiFamily 2	Neighborhood Commercial	Public
Suburban Residential	Duplex 1	MultiFamily 3	Commercial	Planned Unit Development
Single Family Residential 1	Duplex 2	Manufactured-Residential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

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Ownership

Site Location

1 inch = 500 feet
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