



**Planning and Zoning Commission Report
ZC 13-21**

A request for Zoning Designation 13-21 to Single Family Residential 2 (R-2) for property located at the 3000 Block of Cordova Road, Property ID 55967 was considered during a public hearing at the Public and Virtual Planning & Zoning Commission meeting on June 8, 2021.

Armando Guerrero, Planner presented the staff report. He explained that the 48-acre tract is located within the City's ETJ. He stated that the applicant is in the process of a voluntary annexation and has request single family residential 2 zoning designation.

He said that a portion of the property is in the Rural Residential District of the Comprehensive Plan and land use in the district should compliment residential uses.

Mr. Guerrero gave a brief overview of the surrounding properties. He pointed out the new residential growth in the area. To the west of the property is Lily Springs Subdivision, Cordova Crossing Subdivision to the south and bordering the property to the east is the further development of the Maverick Meadows Subdivision. The property fronts Cordova Road, which is a County Right of Way and will require Guadalupe County approval for access for new roads and driveways.

Based on the patterns of growth in the area and the existing residential subdivisions in the area, staff recommended approval of the zoning designation to Single Family Residential 2.

Brittany Biesert, Ink Civil Engineering stated she was available to answer questions. Commissioner Kirchner asked how many lots and if the proposed development will have parks. Ms. Biesert stated that the proposed development will consist of approximately 250 lots and that they are considering fee in-lieu-of parkland dedication.

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

Drew Engelke, Precinct 2 County Commissioner, 204 E. Pine and staff had discussion regarding the property Right of Way.

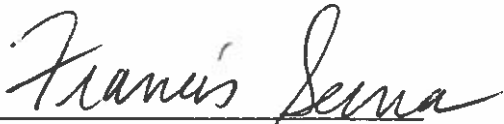
There being no additional responses from the public the regular meeting reconvened for action.

After consideration of the staff report and all information given regarding Zoning Designation (ZC 13-21), Vice Chair Kirchner 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 3000 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 (MF-2)

MOTION PASSED

5-0-0



Francis Serna, Planning Assistant



ATTEST: Armando Guerrero, Planner



PLANNING & CODES

Applicant:

James Ingalls, P.E.
2021 SH 46 W, Suite 105
New Braunfels, TX 78130

Property Owner:

Dirt Boys, Inc attn: Russel L.
Dorazio
825 W. Bitters Rd, Suite 202
San Antonio, Tx 78216

Property Address/Location:

3000 Blk of Cordova Rd

Legal Description:

Abs: 20 Sur: A M Esnaurizar
48.00 acs.
Property ID: 55967

Lot Size/Project Area:

48.00 acres

Future Land Use Plan:

Farm

Notifications:

Mailed: May 27, 2021
Newspaper: May 23, 2021

Comments Received:

None

Staff Review:

Armando Guerrero
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	Farm Land
S of Property	No Zoning	Farm Land
E of Property	R-2	Future Development of Maverick Meadows
W of Property	No Zoning	Farm Land

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The property is located in the 3000 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 in the area and the existing residential subdivisions to the east, south, and west 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 48-acre property is located in the City's ETJ on the 3000 Blk of Cordova Road, and is being used as agricultural land, with no existing structures on the property. Agriculture farm land borders the property to the north and south, with some rural residential to the west, and the future development of Maverick Meadows bordering the property to the east. This property being outside the city limits, is in the process of voluntary annexation.

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 this property is used for agricultural activities. However, this is an area of residential growth. To the west is the Lily Springs development, to the south Cordova Crossing, and bordering the property to the east is the future development of Maverick Meadows.

COMPREHENSIVE PLAN:

A portion of this property is located in the Rural Residential District. Rural Communities are those that are found outside of the Outer Loop Road, and separated from the major roads of the cities, land use in this district should be expressed in a manner complementary to residential use.

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):

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 13-21 3000 Blk of Cordova 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.



Lot Lines



Site Location



200' Notification Buffer

1 inch = 500 feet

Printed: 5/19/2021

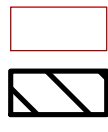
ZONING MAP

ZC 13-21 3000 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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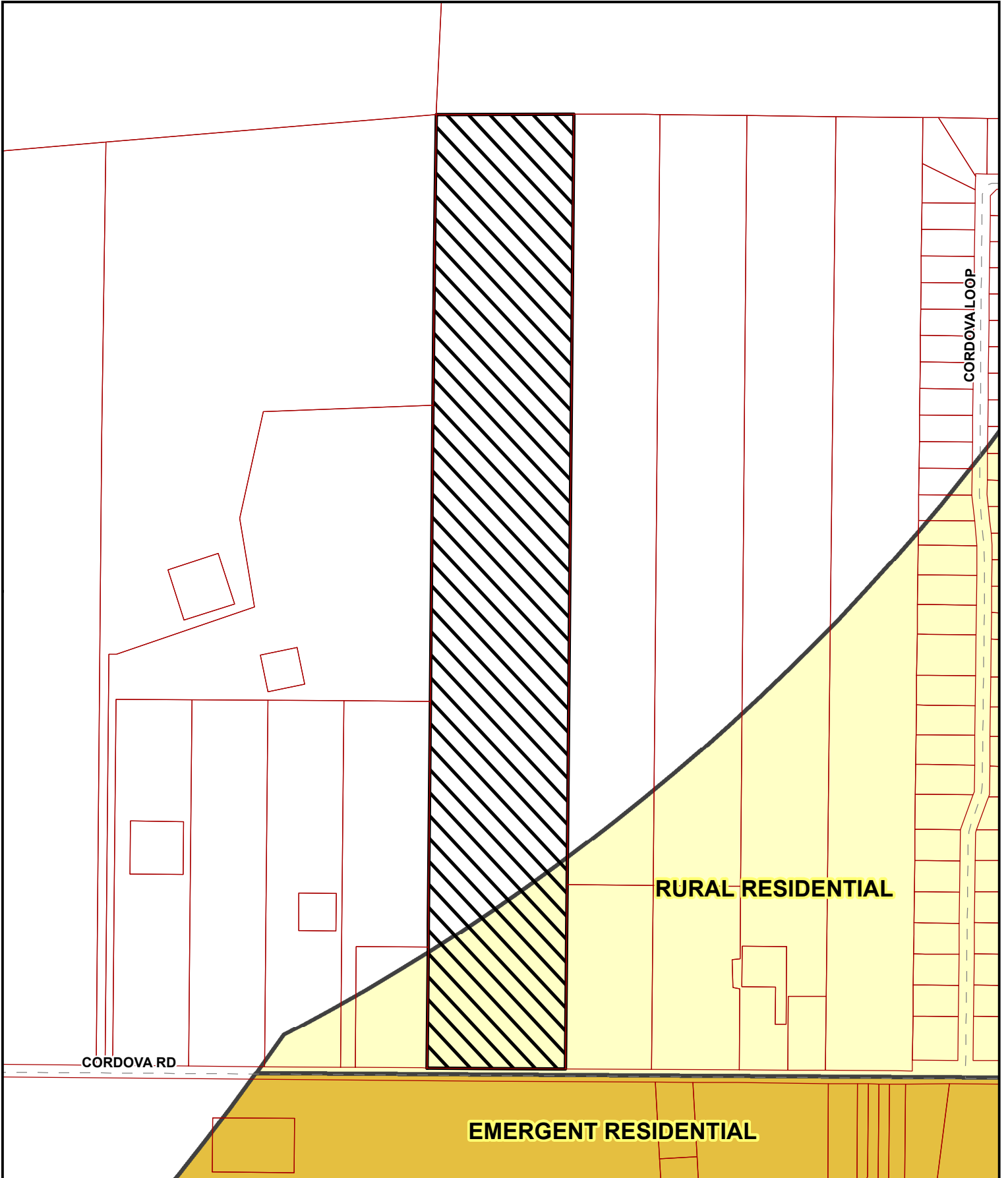
Ownership



Site Location

1 inch = 500 feet

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Ownership
Site Location

1 inch = 500 feet

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