



**Planning and Zoning Commission Report**  
**ZC 38-21**  
**ZC 39-21**

A request for Zoning Designation 38-21 and 39-21 to Single Family Residential (R-2) for property located at the 3500 Block of Cordova Road, Property ID 56468 and the 3600 Block of Cordova Road, Property ID 56467 were considered during a public hearing at the Public and Virtual Planning & Zoning Commission meeting on December 14, 2021.

Armando Guerrero presented the staff report. He explained that both properties are part of a 57.143-acre tract and only the front of the properties are being requested for a zoning designation. The 28.09 acres for the property located at the 3500 Block of Cordova and 29.49 acres for the property located at the 3600 Block of Cordova Road.

The two properties are currently going through the voluntary annexation process. The two properties are located on the outer portion of the future land use plan and do not have a designated district. Emergent Residential and Rural Residential closely border the properties which express the use of residential use.

The properties are compatible with the surrounding land uses with the similar requests on Cordova Road. There are no health, safety or environmental issues have been identified for this property.

He stated that access to the property will be taken from Cordova Rd. Any subdivision development will be required to follow the subdivision regulations for the City, requiring street access points to adjoining properties to ensure adequate circulation for future developments.

Based on the patterns of growth along Cordova Road and the new residential developments to the east, staff is recommending approval of the zoning designation to Single-Family Residential (R-2) for properties located at the 3500 Block and 3600 Block of Cordova Road.

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

After consideration of the staff report and all information given regarding Zoning Designation (ZC 38-21), Vice Chair Kirchner moved that the Planning and Zoning Commission recommended approval of the zoning designation from Single Family Residential (R-2) for property located at the 3500 Block of Cordova Road. Commissioner Lievens seconded the motion. The following vote was recorded:

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

**MOTION PASSED**

**8-0-0**

After consideration of the staff report and all information given regarding Zoning Designation (ZC 39-21), Commissioner Lievens moved that the Planning and Zoning Commission recommended approval of the zoning designation from Single Family Residential (R-2) for property located at the 3600 Block of Cordova Road. Commissioner Jeffers seconded the motion. The following vote was recorded:

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

**MOTION PASSED**

**8-0-0**



Francis Serna, Planning Assistant



ATTEST: Armando Guerrero, Planner



## PLANNING & CODES

**ZC 38-21 Staff Report**  
**3500 Blk of Cordova Rd (Voluntary Annexation)**  
**Zoning Designation to R-2**

**Applicant:**

Bran Simms  
45 NE Loop 410, Ste. 255  
San Antonio, TX 78216

**Property Owner:**

HKEK LLC c/o Kenneth  
Kohlenberg  
1942 State Hwy 46 S  
New Braunfels, TX 78130

**Property Address/Location:**

3500 Blk of Cordova Rd

**Legal Description:**

A.M. Esnaurizar Eleven  
League Grant Survey No. 19,  
Abstract No. 20  
Property ID: 56468

**Lot Size/Project Area:**

28.09 acres

**Future Land Use Plan:**

None

**Notifications:**

Mailed: Dec 1, 2021  
Newspaper: Nov 28, 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
<b>Subject Property</b>	OCL	Farmland
<b>N of Property</b>	OCL	Farmland
<b>S of Property</b>	OCL	Farmland
<b>E of Property</b>	OCL	Rural Residential
<b>W of Property</b>	OCL	Farmland

**SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:**

This 28.09-acre property is located in the 3500 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 east, staff is recommending approval of the zoning designation to Single-Family Residential (R-2).

**Planning Department Recommendation:**

<b>X</b>	Approve as submitted
	Approve with conditions or revisions as noted
	Alternative
	Denial

## PLANNING DEPARTMENT ANALYSIS

### **SITE DESCRIPTION**

This 28.09 acres is part of a 57.143-acre property, only the front (28.09-acres) portion of the property is being requested for a zoning designation. This property is located within the City's ETJ and is being used as agricultural land, with no existing structures on the property.

### **CODE REQUIREMENTS:**

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

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

This portion of Cordova has seen many similar requests for residential zoning designations to Single-Family Residential (R-2). Residential developments seen to the east of this property have similar zoning designations to what is being requested.

### **COMPREHENSIVE PLAN:**

This property is located on the outer portion of the future land use plan and does not lie within any district. Emergent Residential, and Rural Residential closely border this property, both of which express the use of residential or a manner complementary to residential use within them.

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

No health, safety or environmental issues have been identified for this property.

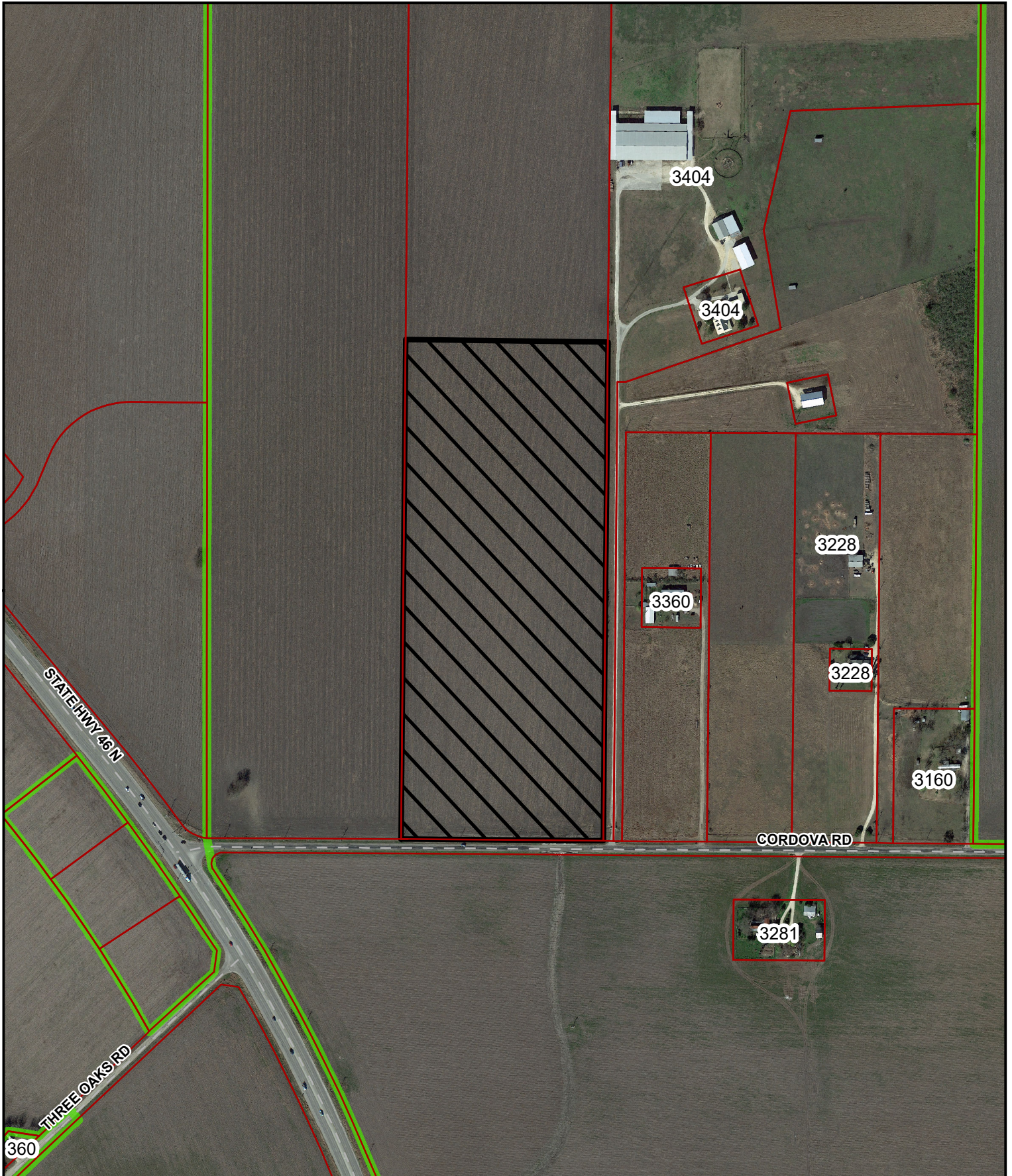
### **TRAFFIC (STREET FRONTAGE & ACCESS):**

Access to the property will be taken from Cordova Rd. Any subdivision development will be required to follow the subdivision regulations for the City, requiring street access points to adjoining properties to ensure adequate circulation for future developments

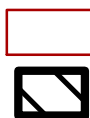


# LOCATION MAP

ZC 38-21 3500 Blk of Cordova Rd



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Lot Lines



Site Location

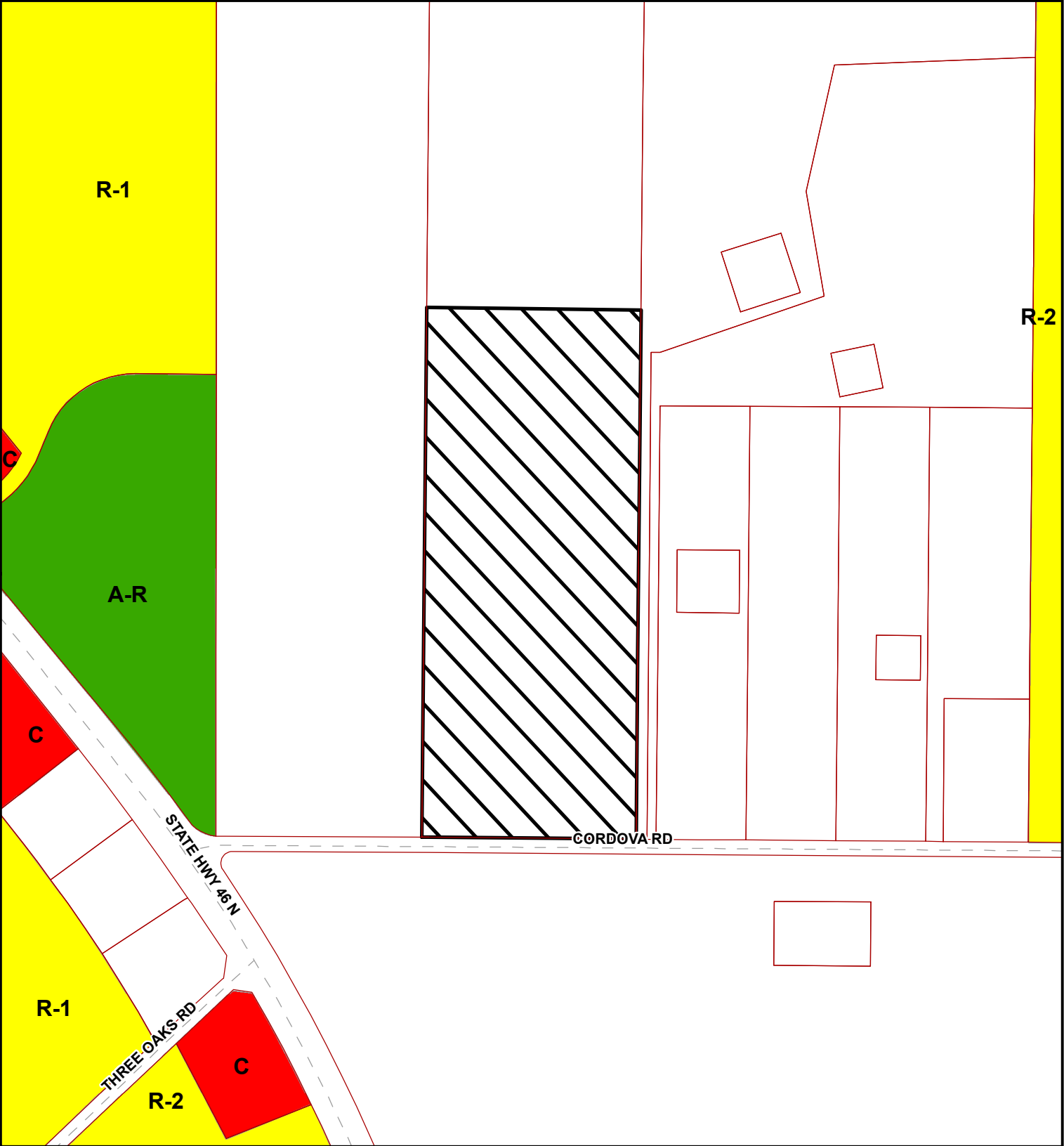
1 inch = 450 feet

Printed: 11/16/2021



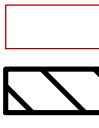
ZONING MAP

ZC 38-21 3500 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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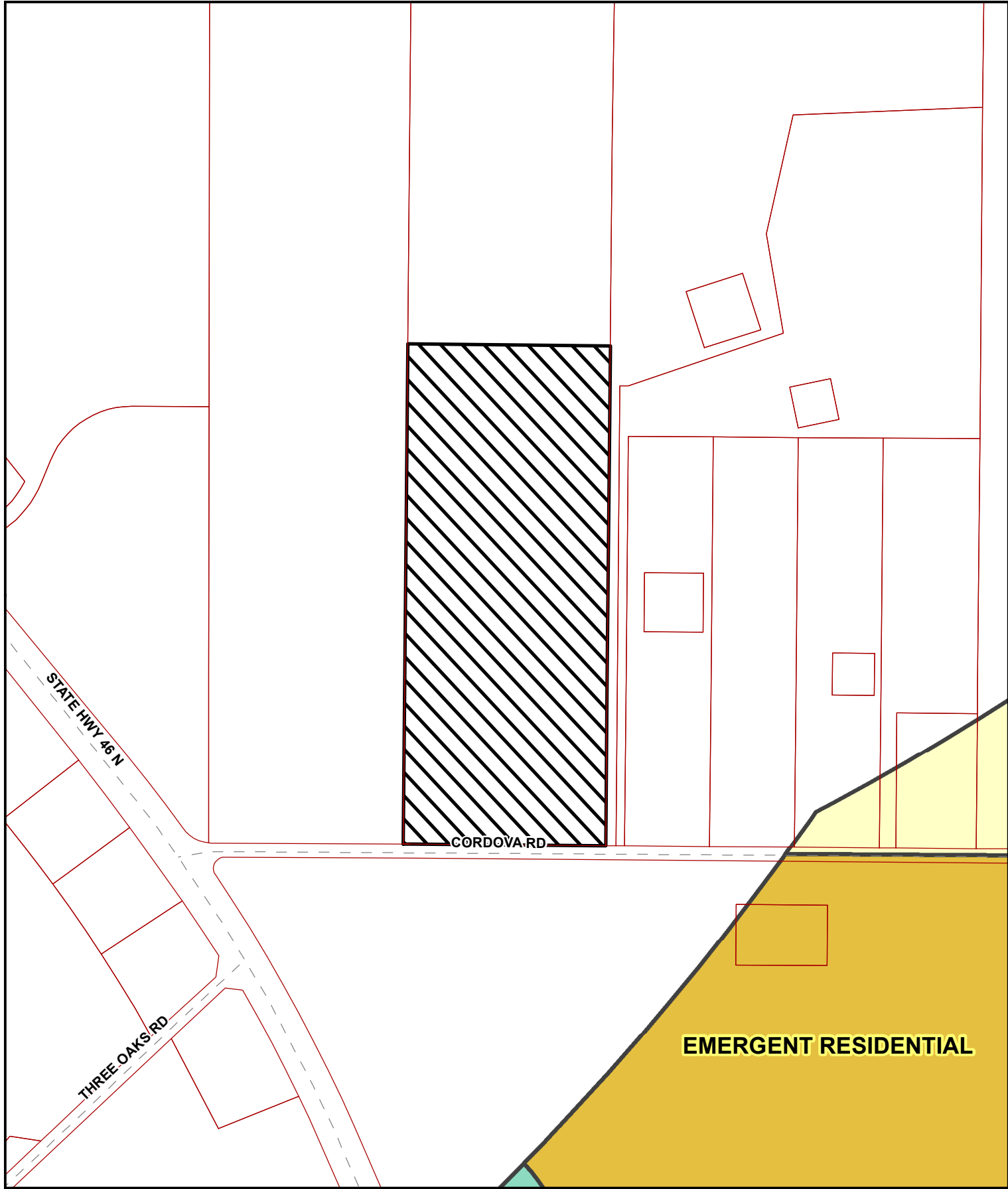


Ownership

Site Location

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