



## PLANNING & CODES

### Planning and Zoning Commission Report ZC 01-20

A request for Zoning Designation ZC 01-20 was considered during a public hearing at the Planning & Zoning Commission meeting on March 10, 2020.

A Zoning Designation to Single Family Residential 2 (R-2) Area 1 (Cordova Rd) approximately 94.20 acres situated in the A.M. Esnaurizar Survey, Abs 20, Guadalupe County, Texas, consisting of two tracts with property ID 55916 and 55918.

Helena Schaefer, Senior Planner presented the staff report. She explained that the request is for a zoning designation for 94.20 acres along 1200 blk of Cordova Rd that is concurrently going through the annexation process. The public hearing and the first reading of the annexation occurred at the March 3 City Council meeting. The applicant is requesting Single-family residential 2 (R-2) for the proposed residential development. The second reading for both the zoning and voluntary annexation will occur at the April 7<sup>th</sup> meeting and become effective on April 17<sup>th</sup>. Ms. Schaefer pointed out the drainage easement along the west side of property adjacent to the Summit which is not included in the zoning change.

Ms. Schaefer gave an overview of the surrounding properties. Given the high growth of residential development in the area, the proposed zoning designation is compatible. She explained that the subject property is also going through the development studies process. Staff is reviewing traffic impact analysis study, tree mitigation plan, and the overall drainage plan.

Staff recommended approval of the zoning designation to match the existing zoning for the area of high growth.

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

After consideration of the staff report and all information given regarding Zoning Designation (ZC 01-20), Commissioner Spahn moved that the Planning and Zoning Commission recommend approval of the zoning designation to Single Family Residential 2 (R-2) for property located as Area 2-Cordova Road. Commissioner Kirchner seconded the motion. The following vote was recorded:

#### RECOMMENDATION TO APPROVE 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 01-20 Staff Report  
1200 Blk of Cordova Rd (Vol Annexation)  
Zoning Designation to R-2**

**Applicant:**

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

**Property Owner:**

Andrew Raetzsch Trust 1989  
202 N Camp St  
Seguin, TX 78155

**Property Address/Location:**

1200 Blk Cordova Rd

**Legal Description:**

Abs: 20 Sur: A M Esnaurizar  
94.20 ac Prop Ids 55916 &  
55918

**Lot Size/Project Area:**

Approx. 94.20 acres

**Future Land Use Plan:**

Farm

**Notifications:**

Mailed Feb 29, 2020  
Newspaper Feb 23, 2020

**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>	No zoning – not annexed yet	Farm land
<b>N of Property</b>	ETJ – No zoning	Farm land
<b>S of Property</b>	R-2	Proposed Residential Subdivision
<b>E of Property</b>	ETJ – No zoning	Farm land
<b>W of Property</b>	ETJ – No zoning	The Summit at Cordova

**SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:**

The 94.20-acre property (two properties total) is located along the 1200 Blk of Cordova Rd. The property owner is currently requesting voluntary annexation with the first reading occurring at the City Council March 3<sup>rd</sup> meeting and an expected effective date of April 17<sup>th</sup>. The owner is requesting Single-Family Residential 2 (R-2) zoning for the property.

Based on the patterns of growth between State Hwy 46 North and State Hwy 123 N along Cordova Rd and the existing and proposed residential subdivisions to the south and to the west, staff is recommending approval of the zoning designation to Single-Family Residential 2 (R-2).

**Planning Department Recommendation:**

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

## **PLANNING DEPARTMENT ANALYSIS**

### **SITE DESCRIPTION**

The 94.20 acres is currently being used for agricultural-ranch uses. There is one structure on one of the lots. The properties are currently going through the annexation process at the request of the current property owner.

### **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 current property owner is requesting a zoning designation of R-2 Single-Family Residential. The second readings of both the zoning designation and the voluntary annexation will occur at the City Council's April 7<sup>th</sup> meeting and become effective April 17<sup>th</sup>.

### **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. The Summit at Cordova, a subdivision built in the 1990's is located directly west of these properties. The main existing land use is agricultural in nature with the Big Red Barn located to the east; most of these properties are outside the city limits and in the City's ETJ. There are several subdivisions currently being built along Cordova Rd, Cordova Crossing and Lily Springs to the west and Swenson Heights to the south. Last month, a recently annexed 88.3-acre property was recommended by the Commission for a zoning designation of R-2 to the City Council; this proposed subdivision is also located west along Cordova Rd near Cordova Estates. Given the high growth, the proposed zoning designation would be compatible.

### **COMPREHENSIVE PLAN:**

The property is located in the Farm District. Single-family residential zoning is subject to review in this district. Complementary uses acceptable for this area can include cluster residential development.

### **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.

# LOCATION MAP

## ZC 01-20: 1200 Blk of Cordova Rd



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Site Location



200' Notification Buffer

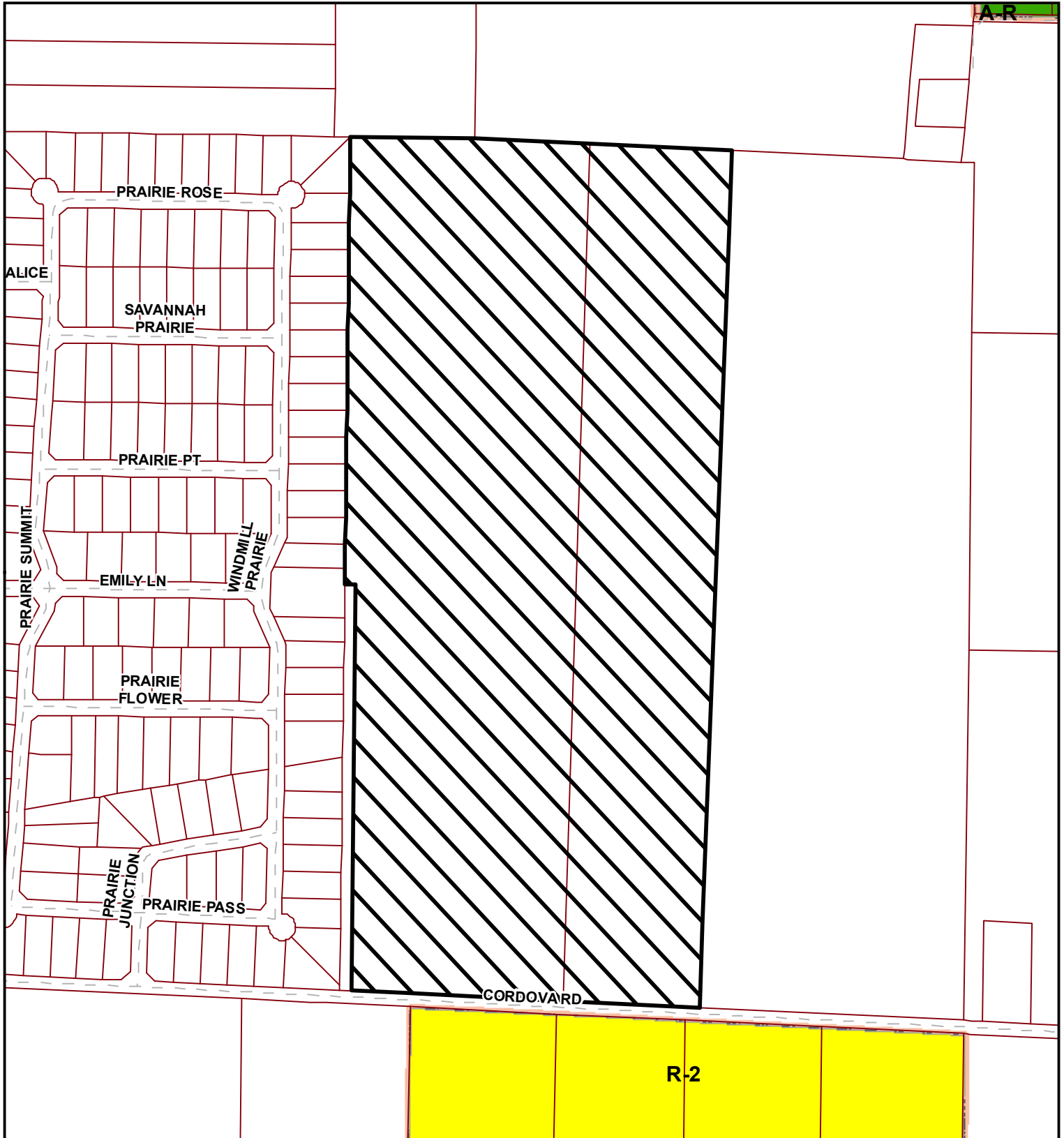
Lot Lines

1 inch = 500 feet

Printed: 2/19/2020

# ZONING MAP

# ZC 01-20: 1200 Blk of Cordova Rd



- |                               |                              |                            |                              |
|-------------------------------|------------------------------|----------------------------|------------------------------|
| 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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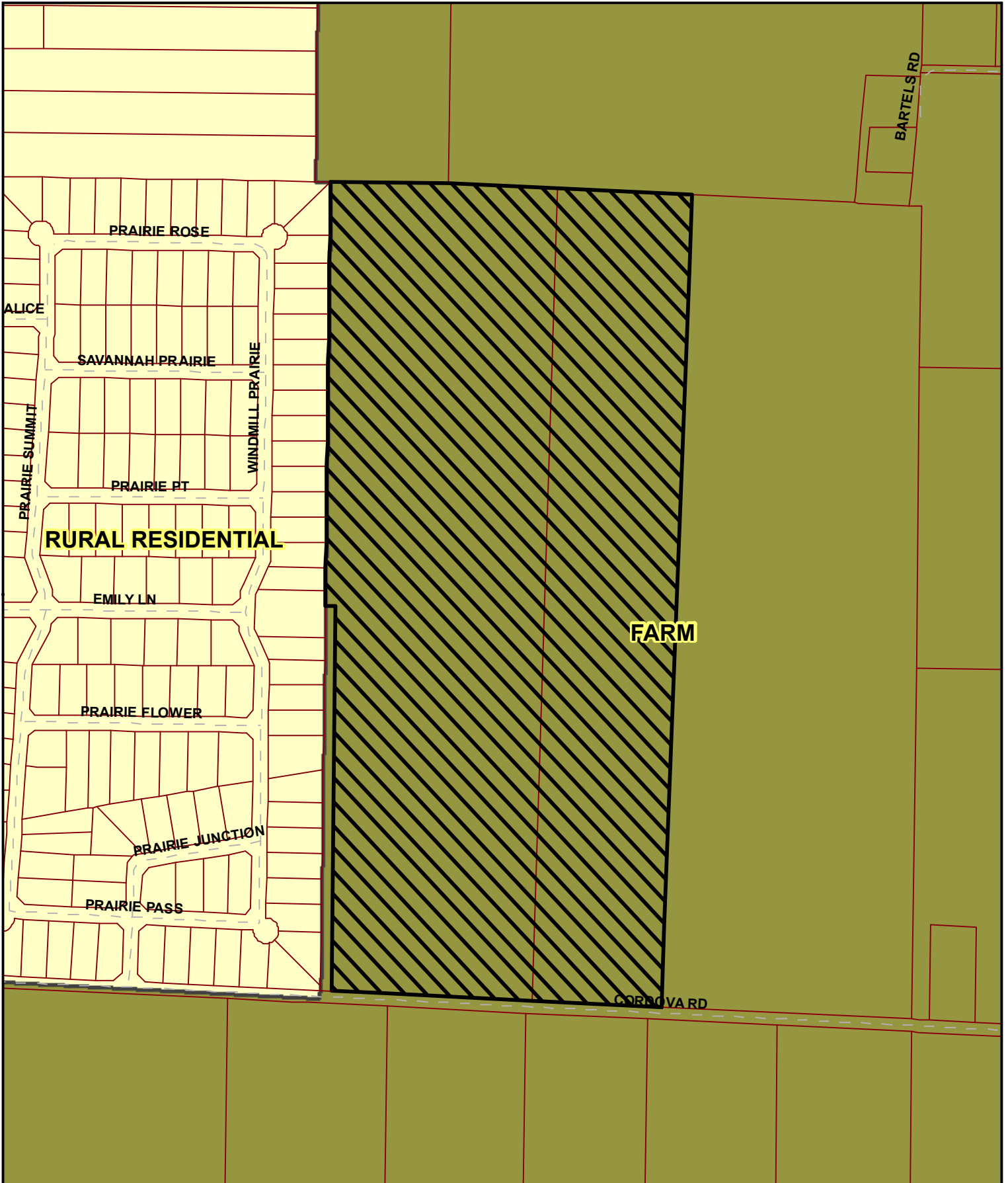
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# FUTURE LAND USE MAP

## ZC 01-20: 1200 Blk Cordova Rd



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Site Location



Lot Lines

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