



PLANNING & CODES

Planning and Zoning Commission Report ZC 08-22 & ZC 09-22

A zoning designation for ZC 08-22 and ZC 09-22 to Single Family Residential (R-2) for property located at 3500 Block and the 3600 Block of Cordova Road, Property ID 56468 and 56467 was considered during a public hearing at the Public Planning & Zoning Commission meeting on May 10, 2022.

Armando Guerrero, Planner advised the Commission that staff reports for 3500 and 3600 Blocks of Cordova Road would be presented together and are required to be voted as separate items. He stated that the two properties of (29 acres) and (28.6 acres) are located at the 3500 & 3600 Blk of Cordova Rd

He explained that the two lots are the rear portion of a tract which totals 57 acres, the front portion of both properties have already been designated with an R-2 zoning from a past annexation request. Both the front and rear portion of the property are vacant with no existing structures on the property.

Both properties are on the outer portion of the FLUP but are closely bordered by emergent residential and rural residential, both of which express the use of residential or a manner complementary to residential use within them.

He stated that the area Cordova has seen many similar requests for residential zoning designations to Single-Family Residential (R-2). He gave an overview of the surrounding zoning designations and stated that the request is compatible with existing and permitted uses of the surrounding properties. 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

Wayne Flores, KFW Engineers was available to answer questions.

The regular meeting recessed, and a public hearing was held for ZC 08-22. 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 Change (ZC 08-22), Commissioner Spahn moved that the Planning and Zoning Commission recommended approval of the zoning designation to Single Family Residential (R-2) for property located at 3500 Block of Cordova Road. Commissioner Feltz seconded the motion. The following vote was recorded:

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

MOTION PASSED

6-0-0

Francis Serna, Planning Assistant

ATTEST: Armando Guerrero
Planner

The regular meeting recessed, and a public hearing was held for ZC 09-22. 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 Change (ZC 09-22), Chair Gettig moved that the Planning and Zoning Commission recommended approval of the zoning designation to Single Family Residential (R-2) for property located at 3600 Block of Cordova Road. Commissioner Spahn seconded the motion. The following vote was recorded:

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

MOTION PASSED

6-0-0

Francis Serna, Planning Assistant

ATTEST: Armando Guerrero
Planner



PLANNING & CODES

ZC 08-22 Staff Report
3500 Blk of Cordova Rd (Voluntary Annexation)
Zoning Designation to R-2

Applicant:

Paul Powell/Bran Simms
45 NE Loop 410, Ste. 220
San Antonio, TX 78216

Property Owner:

HKEK LLC c/o Tamela Lynn
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:

29.07 acres

Future Land Use Plan:

None

Notifications:

Mailed: Apr 29, 2022
Newspaper: Apr 24, 2022

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	OCL	Farmland
N of Property	OCL	Farmland
S of Property	R-2	Farmland
E of Property	OCL	Rural Residential
W of Property	OCL	Farmland

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

This 29.07-acre property is located in the 3500 Blk of Cordova Rd and is within the City's ETJ and is requesting a zoning designation to (R-2) Single Family Residential.

Based on the patterns of residential growth and development to the east and west along Cordova Road, the requested zoning designation to Single-Family Residential (R-2) is in line with the surrounding use and zoning for that area.

Criteria for Approval:

Consistent with the future land use plan – *Consistent*

Compatible with existing and permitted uses of surrounding properties – *Yes, similar residential use and zoning is seen to the east, south and west.*

Adverse impact on surrounding properties or the natural environment – *None identified.*

Proposed zoning results in a logical and orderly development pattern – *Yes, similar residential use and zoning is seen to the east, south and west.*

Other factors that impact public health, safety, or welfare – *None identified*

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

This 29.07 acres is the rear portion of a 57.143-acre tract of land, the front (28.09-acres) portion of the property has already been designated R-2 zoning from a past annexation request, leaving the rear (29.07-acres) portion of this tract with no zoning and within the City's ETJ, both the rear and front portion of this property 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 development and zoning seen to the east, south and west of this property are similar in zoning and usage 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):

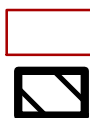
Access to the property will be taken from Cordova Rd. Any subdivision development will be required to follow the subdivision regulations for the City, requiring street access points to adjoining properties to ensure adequate circulation for future developments

LOCATION MAP

ZC 08-22 3500 Blk of Cordova Rd



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Lot Lines



Site Location

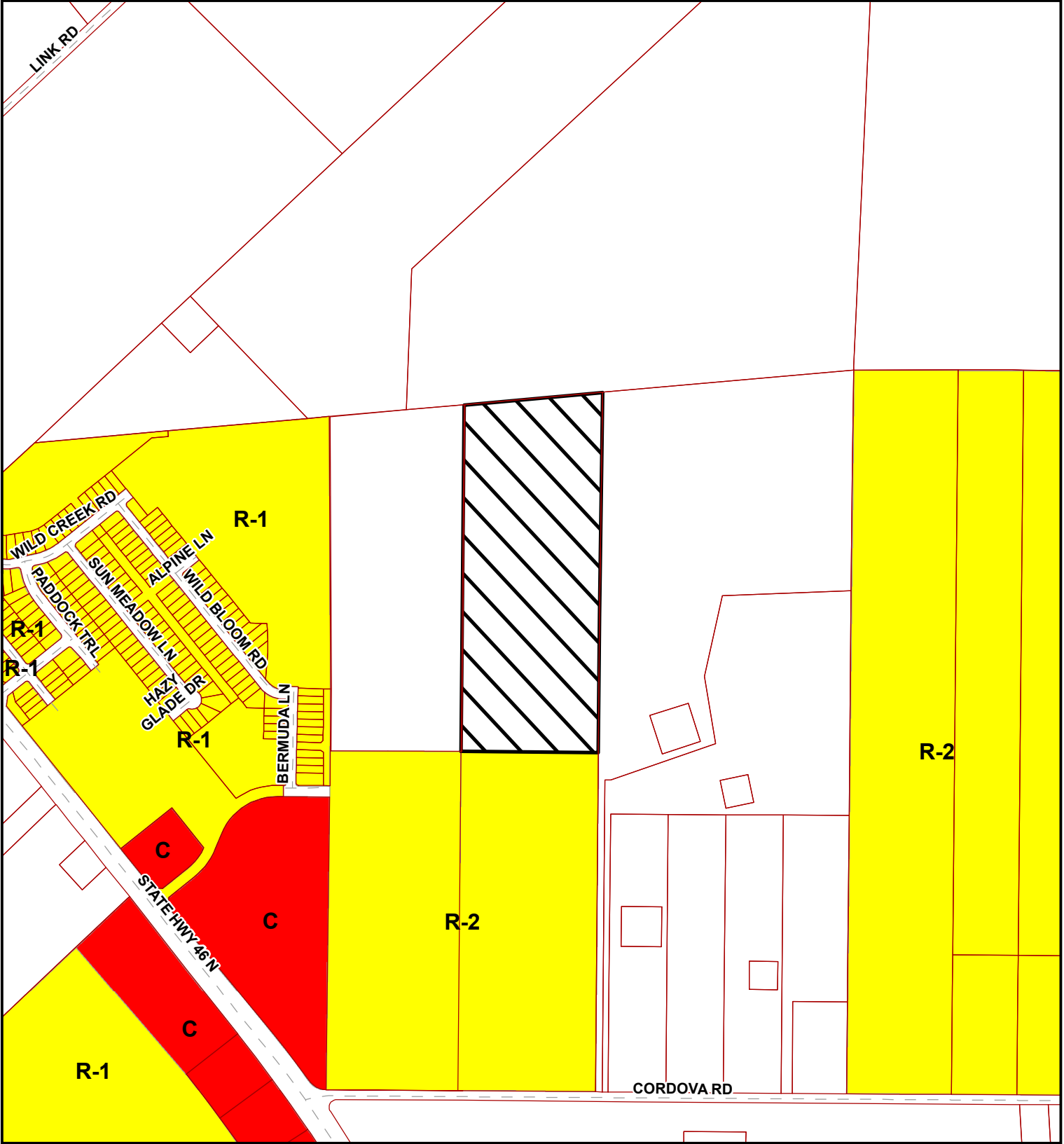


200' Notification Buffer
1 inch = 700 feet

Printed: 4/13/2022

ZONING MAP

ZC 08-22 3500 Blk of Cordova Rd



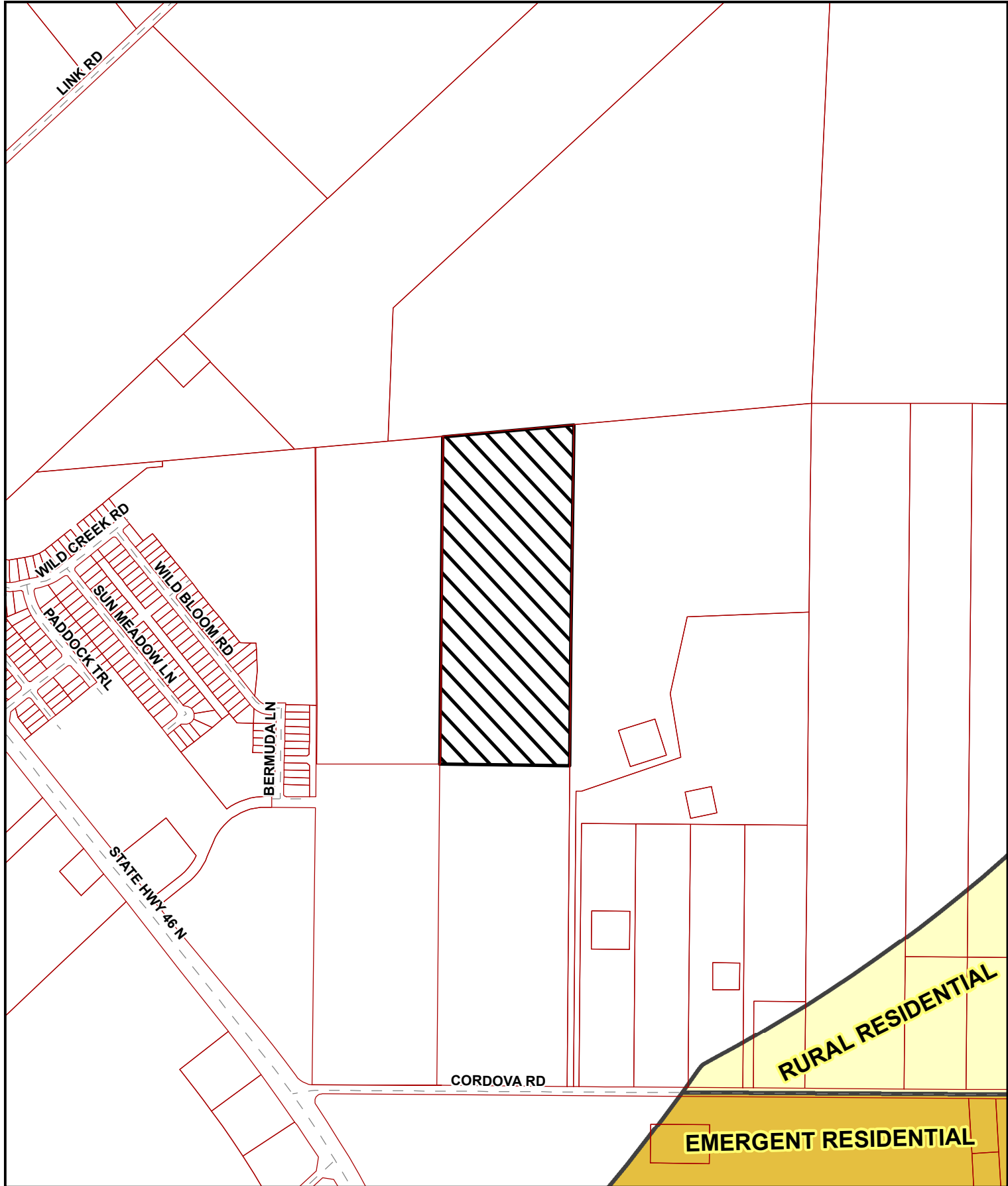
Agricultural - Ranch	Single Family Residential 2	MultiFamily 1	Manufactured Home Park	Industrial
Rural Residential	Zero Lot Lines	MultiFamily 2	Neighborhood Commercial	Public
Suburban Residential	Duplex 1	MultiFamily 3	Commercial	Planned Unit Development
Single Family Residential 1	Duplex 2	Manufactured-Residential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

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Ownership

Site Location

1 inch = 700 feet
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Ownership

Site Location

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