



PLANNING & CODES

ZC 27-17 Staff Report 2600 Blk of Cordova Rd. 93.781 Acres Zoning Change from A-R to R-2

REQUEST:

A Zoning Change request from Agricultural-Ranch (A-R) to Single Family Residential-2 (R-2).

ZONING AND LAND USE:

	Zoning	Land Use
Subject Property	A-R	Farmland
N of Property	No Zoning	Single family residential
S of Property	A-R	Farmland
E of Property	No zoning	Farmland
W of Property	A-R	Farmland

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The applicant is seeking a zoning change for three parcels that total 93.781 acres and is currently zoned Agricultural-Ranch. The applicant is proposing to rezone property for residential use in order to subdivide the property for residential development. This area has seen recent growth in residential development south of the subject property. The Future Land Use Plan identifies the subject property as an area of Emergent Residential. Staff recommends approval of the zoning change from Agricultural-Ranch to Single Family Residential.

Planning Department Recommendation:

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

Applicant:

KFW Engineers/Burt
Wellmann, P.E.
3421 Paesanos Pkwy, Ste 200
San Antonio, Texas 78231

Property Owner:

KFW Engineering/Burt
Wellmann, P.E.
3421 Paesanos Pkwy, Ste 200
San Antonio, Texas 78231

Property Address/Location:

2600 Blk of Cordova Rd.

Legal Description:

Abs: 20 Sur: AM Esnaurizar;
93.781 acre tract
Prop. ID 55533, 55534 &
55542

Lot Size/Project Area:

Approx. 93.781 acres

Future Land Use Plan:

Emergent Residential

Notifications:

Mailed 12-01-17
Newspaper 11-26-17

Comments Received:

None

Staff Review:

Ismael B. Segovia
Asst. Dir.

Attachments:

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

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

Two of the parcels are currently zoned Agricultural-Ranch and were originally annexed in 2009. One of the three parcels resides just outside of the city limits but is within the extra-territorial jurisdiction. The three parcels are being used for agricultural uses.

CODE REQUIREMENTS:

To use the 93.781 acre tract as a higher density residential district, a zoning change is necessary. The R-2 residential district is to provide for the development of single-family detached dwellings. The intent is to provide a variety of housing options in the community by creating neighborhoods with small front yards while still maintaining space between the garage and property line. The use currently proposed for this tract is the development of single-family residential housing. Along with the rezoning request, the City has received an application for voluntary annexation from the applicant for the portion of the property that is located outside of the city limits. The annexation will move through the process concurrently with the rezoning as it is necessary for the annexation request to be first approved in the process.

COMPATIBILITY WITH SURROUNDING LAND USE & ZONING:

This property is located southeast of the Hwy-46/Cordova Rd. intersection, just south of the Cordova Rd/Cordova Loop intersection. The existing land use is agricultural in nature. There are some existing single-family residential properties to the south zoned single-family residential. To the north there is primarily farmland with a small single family subdivision. These northern properties are located outside of the city limits, but within the ETJ. Given the existing land uses, the current zoning, and the identified Future Land Use as Emergent Residential, the proposed zoning change would be compatible.

COMPREHENSIVE PLAN:

The property is in one future land use district, Emergent Residential. The intent of this district is to provide a place for a variety of standard residential development forms with more emphasis on environmental enrichment. The visual characteristics of this district are normally built upon rural foundation and often maintain recognition of the rural elements. It is with the future land use being identified as Emergent Residential that makes the residential rezoning acceptable.

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

It has not been determined if the site is of historical, cultural or environmental significance. The subject parcels are not located within any identified or undetermined floodplain.

TRAFFIC (STREET FRONTAGE & ACCESS):

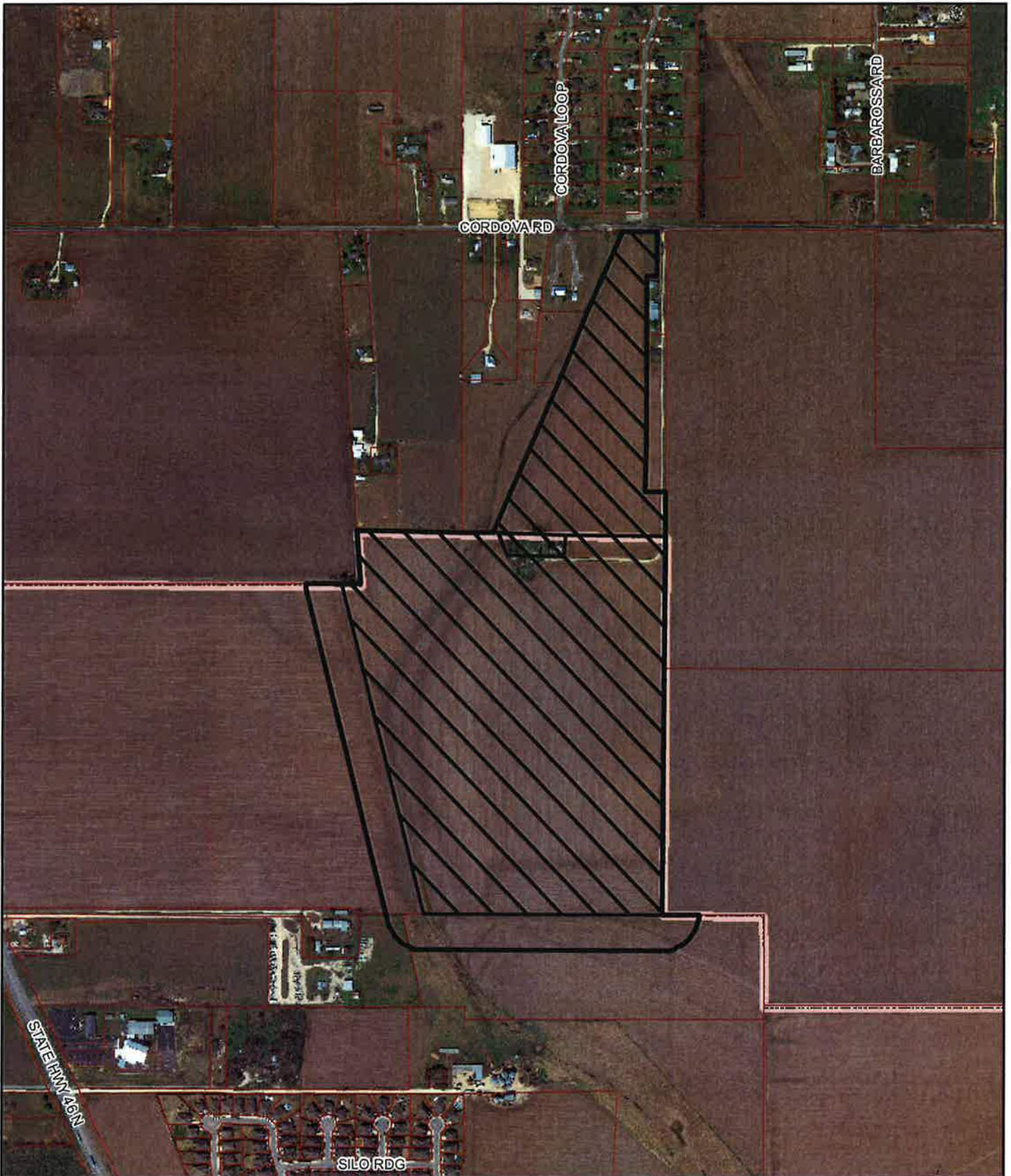
The property has frontage on Cordova Road. As the applicant is proposing to use the site for single-family residential, access points will be required for the site. Coordination with City Engineering and Fire is recommended to identify the necessary points of access at the platting phase for the proposed future development. There are no future major roadways proposed in the Major Thoroughfare Plan traversing the subject parcels. Cordova Road, is identified as an rural arterial roadway that is proposed to be enhanced to a one hundred and twenty (120) foot right-of-way. Coordination with the Office of the City Engineer will need to take place during the platting phase regarding potential ROW requirements of Cordova Road abutting the subject parcels.

OTHER CONSIDERATIONS:

All standards shall be adhered to the development of these parcels according to the zoning requirements as well as any other required standards (to include, but not limited to sidewalks, drainage, parkland dedication, and platting).

LOCATION MAP

ZC 27-17: 2600 Blk of Cordova Rd



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Site Location



200' Notification Buffer



Lot Lines

1 inch = 700 feet

Printed: 11/21/2017

The map displays a land parcel with the following features:

- Zoning Designations:**
 - A-R:** A large green section with diagonal hatching.
 - P:** A blue section.
 - C:** Red sections.
 - R-1:** Yellow sections.
 - R-2:** A yellow section at the bottom right.
- Roads:**
 - CORDOVA RD:** A horizontal road at the top.
 - CORDOVA LOOP:** Two vertical roads on the left side.
 - BARBAROSSA RD:** A vertical road on the right side.
 - STATE HWY 46 N:** A diagonal road running from the bottom left towards the center.
- Other Features:**
 - A diagonal hatched section within the green area.
 - A small square feature in the bottom right corner.

ZC 27-17: 2600 Blk of Cordova Rd

A-R Agricultural Ranch

R-R Rural Residential

S-R Suburban Residential

R-1 Single Family Residential

ZL Zero Lot Lines

DP-1,2 Duplex

MF-1,2,3 Multi-Family

M-R Manufactured Residential

MHP Manufactured Home Park

NC Neighborhood Commercial

C Commercial

LI Light Industrial

I Industrial

P Public

PUD Planned Unit

Development

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Site Location

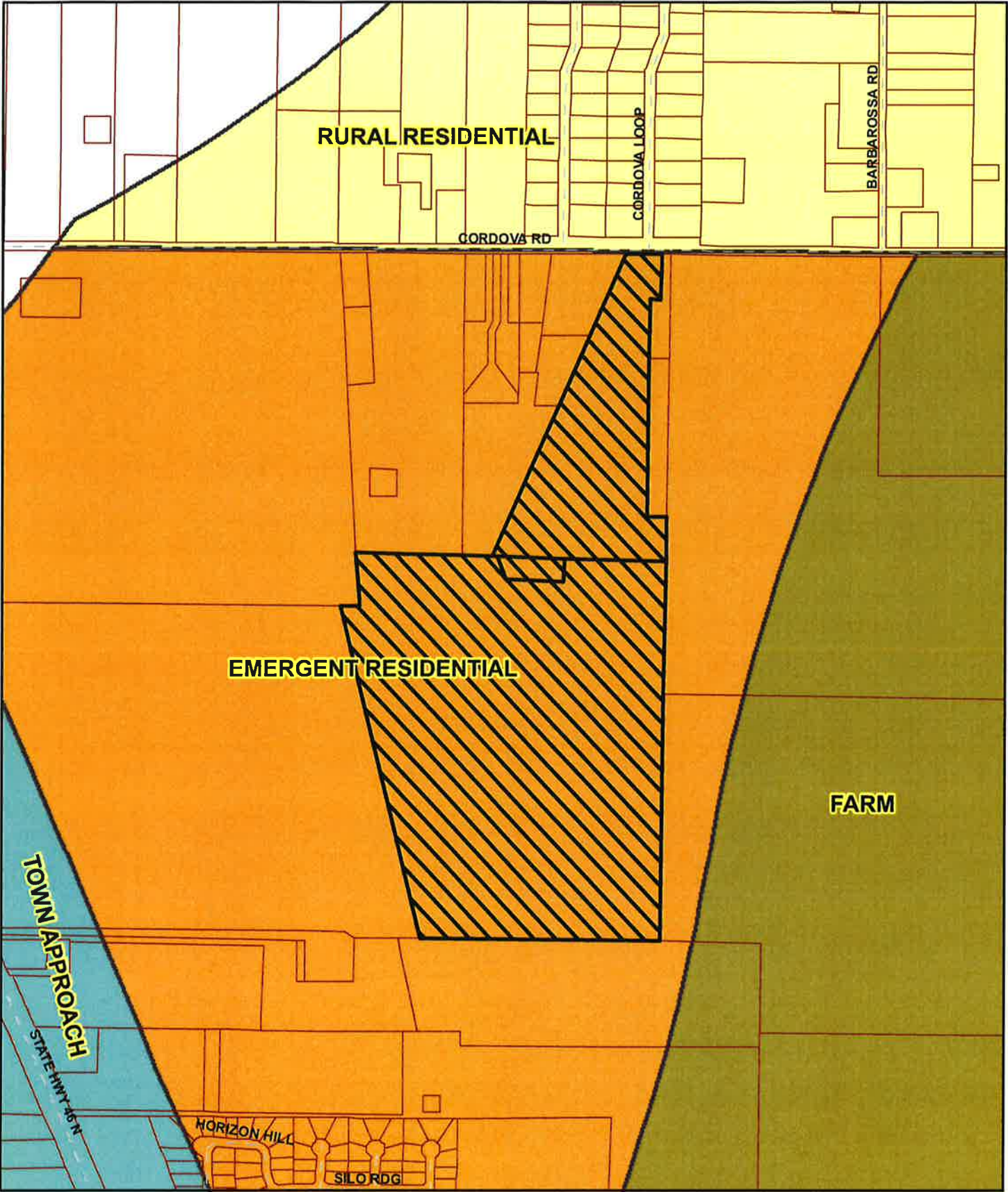
Lot Lines

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Printed: 11/21/2017

FUTURE LAND USE MAP

ZC 27-17: 2600 Blk of Cordova Rd



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Site Location

Lot Lines

1 inch = 700 feet

Printed: 11/21/2017



PLANNING & CODES

Planning and Zoning Commission Report ZC 27-17

A request for Zoning Change 27-17 was considered during a public hearing at the Planning & Zoning Commission meeting on December 12, 2017:

ZONING CHANGE request from Agricultural Ranch to Single Family Residential (R-2) for property located at the 2600 Block of Cordova Road.

Ismael Segovia presented the staff report. He explained that the applicant is seeking a zoning change for three parcels that total 93.781 acres and are currently zoned Agricultural Ranch. The applicant is proposing to rezone the property for residential use. He pointed out that one of the properties is outside of the city limits but within the ETJ. The applicant has applied for a voluntary annexation which will move through the process concurrently with the rezoning. The request is compatible with surrounding land use and zoning in the area. Mr. Segovia stated that it has not been determined if the site is of historical, cultural or environmental significance. The parcels are not located within any identified or undetermined floodplain. The property has frontage on Cordova Road. Access points will be required for the site and coordination with Fire and the City Engineer will be necessary. Mr. Segovia pointed out that there are no future major rural arterial roadway that is proposed in the Major Thoroughfare Plan crossing the property. He added that Cordova Road is identified as a rural arterial roadway that is proposed to be enhanced to a one hundred and twenty foot right-of-way. Coordination with staff will need to take place during the platting phase regarding ROW requirements on Cordova Road abutting the subject parcels. Staff recommended approval of the zoning change from Agricultural-Ranch to Single Family Residential 2.

The Commission inquired about access points and lot sizes. Pamela Centeno explained access point requirements for subdivisions.

Burt Wellman, KFW Engineers, 3421 Paesanos Parkway, San Antonio Texas stated they were available to answer questions.

David Rittenhouse, representative of Denton Communities, San Antonio, Texas.

The Commission inquired about homebuilders for the property, number of houses and if there was any consideration for bigger lots. Mr. Rittenhouse stated they currently do not have a builder and there will be approximately 250 lots. Mr. Wellman explained that they considered larger lots although they felt it is not feasible considering the availability of sewer. Mr. Rittenhouse added that there is an unusable area of the property that will be used for drainage. Pamela Centeno explained on how smaller lots have been seen to protect more land without taking up large land and keeping it rural.

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

Quinton Holts, 3285 Hwy. 46 N stated he farms for a living. He said he owns land to the south and west of the proposed property. Mr. Holts pointed out that the access discussed is a 10' easement. He suggested that the Commission inquire if the entrance off of Cordova is in the floodplain. He also inquired about sewer service to the property. Mr. Holts stated that they need to look at the situation downstream in Mill Creek which has overgrown with willows. Mr. Holts said Mill Creek should be responsible to clean up the area. He stated that his property to the south is constantly flooding due to the lack of drainage. Rudeloff Road is constantly closed due to flooding.

There being no responses from the public the regular meeting reconvened.

Burt Wellman stated that they plan to hook up to city sewer North of Rudeloff Road and East of Hwy. 46. David Rittenhouse stated that they have met with the City regarding connecting to city sewer and have had a conversation with Mr. Holts. Commissioner Davila inquired about the easement. Mr. Rittenhouse explained that they are looking at a 20' easement. He explained that the 10' easement to the east is what is proposed to be used for fire access. He stated that in discussion with the city, the city is acceptable to the proposed use of the easement.

Pamela Centeno stated that there are several items that need to be worked out and that the platting process is after the zoning has been approved.

After consideration of the staff report and all information given regarding Zoning Change 27-17 Commissioner Glenewinkel moved that the Planning and Zoning Commission recommend to City Council approval of the Zoning Change Request. Commissioner Raetzsch seconded the motion. The following vote was recorded:

RECOMMENDATION TO APPROVE ZONING CHANGE TO SINGLE FAMILY RESIDENTIAL 2.

MOTION PASSED

7-1-0



Francis Serna
Planning Assistant


ATTEST: Ismael Segovia, Assistant Director