



## PLANNING & CODES

**ZC 23-21 Staff Report**  
**1000 Blk of Cordova Rd (Voluntary Annexation)**  
**Zoning Designation to R-2**

**Applicant:**

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

**Property Owner:**

Bartoskewitz Farm Foundation  
390 Cordova Rd  
Seguin, TX 78155

**Property Address/Location:**

1000 Blk of Cordova Rd

**Legal Description:**

Abs: 20 Sur: A M Esnaurizar  
75.625 acs.  
Property ID: 133819

**Lot Size/Project Area:**

75.625 acres

**Future Land Use Plan:**

Farm

**Notifications:**

Mailed: October 1, 2021  
Newspaper: Sept. 26, 2021

**Comments Received:**

None

**Staff Review:**

Helena Schaefer  
Senior 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>	No Zoning	Farm Land
<b>N of Property</b>	No Zoning/OCL	Farm Land
<b>S of Property</b>	R-2	Swenson Heights Residential Development
<b>E of Property</b>	No Zoning/OCL	Farm Land
<b>W of Property</b>	R-2	Proposed Cordova Trails Development

**SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:**

The property is located in the 1000 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 west and south, staff is recommending approval of the zoning change 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 75+ acre property is located in the City's ETJ on the 1000 Blk of Cordova Road, and is being used as agricultural land, with no existing structures on the property. There is a powerline right-of-way that runs diagonally through the northeast corner of the property. It is surrounded to the west and the south by residential developments in various stages of development. To the south is Swenson Heights that is currently in house construction. To the west is Cordova Trail that is in the process of infrastructure construction plan review. This property being outside the city limits, is in the process of voluntary annexation; the public hearing and first reading of the annexation occurred on October 4, 2021.

### **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. The R-2 zoning is similar to the R-1 with the exception of 20 ft front building setback and the placement of sidewalks next to the curb.

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

Currently this property is used for agricultural activities. As mentioned before, there are two R-2 developments bordering this property, Swenson Heights and Cordova Trails. Farther to the west is The Summit at Cordova residential development that is located in the ETJ. The zoning designation of R-2 would be compatible with the existing zoning and existing land uses.

### **COMPREHENSIVE PLAN:**

This property is located completely in the Farm future land use district. The intent of this district is to determine complementary uses to the primary use, agricultural practices. Some of these uses include lower residential density or clustered residential development with passive open spaces, like greenbelts and habitat conservation zones.

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

No health, safety or general welfare issues were identified.

### **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.

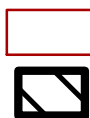


# LOCATION MAP

ZC 23-21 1000 Blk of Cordova Rd



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Lot Lines



Site Location



200' Notification Buffer

1 inch = 500 feet

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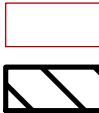
ZONING MAP

ZC 23-21 1000 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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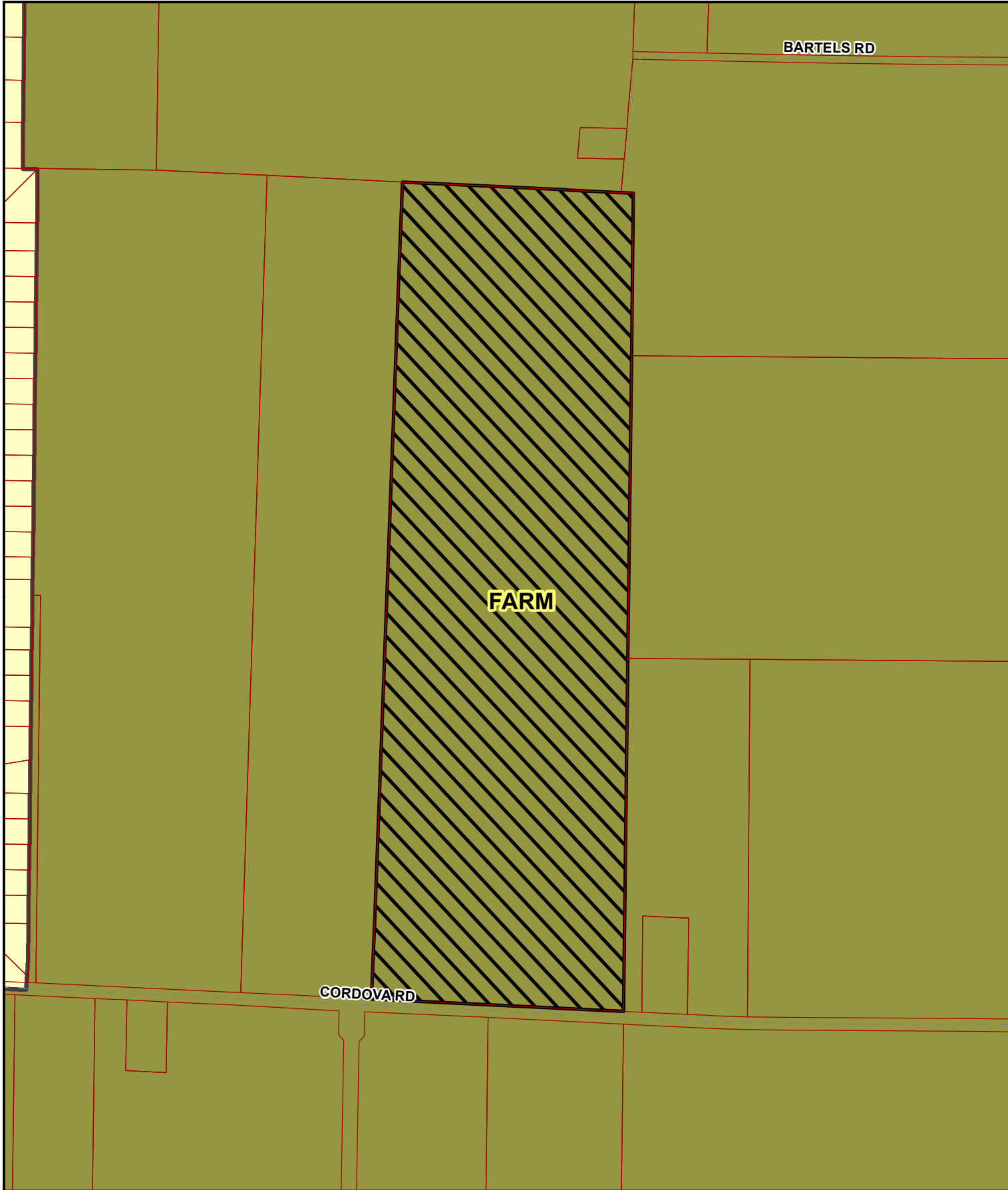


Ownership




Site Location

1 inch = 500 feet

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