



PLANNING & CODES

Planning and Zoning Commission Report ZC 24-21

A request for Zoning Designation 24-21 to Single Family Residential 2 (R-2) for property located at the 1900 Block of Cordova Road, Property ID 56086 and 56087 was considered during a public hearing at the Public and Virtual Planning & Zoning Commission meeting on November 9, 2021.

Armando Guerrero, Planner presented the staff report. He explained that the property has one residential structure on it and the remainder of the land is vacant farmland. The property is located within the Rural Residential District, uses in this district should be complementary to residential use.

He explained that Cordova Road is an emerging area of residential growth. New residential developments to the east, south, and west are zoned Single-Family Residential (R-2).

He stated that any development of the property will be required to follow the City's Development Standard which includes stormwater and drainage standards. Access to the property will be from Cordova Rd.

Staff recommended approval of the zoning designation to Single-Family Residential (R-2).

Jack Campbell, Dallas Texas stated he was available to answer questions. He stated that the home on the property would be moved by the family.

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 24-21), Commissioner Jeffers moved that the Planning and Zoning Commission recommended approval of the zoning designation from Single Family Residential (R-2) for property located at the 1900 Block of Cordova Road. Commissioner Kirchner seconded the motion. The following vote was recorded:

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

MOTION PASSED

9 -0-0

A handwritten signature in cursive script, reading "Francis Serna", written in black ink.

Francis Serna, Planning Assistant
Planning & Codes

A handwritten signature in cursive script, reading "Armando Guerrero", written in black ink.

ATTEST: Armando Guerrero, Planner



PLANNING & CODES

ZC 24-21 Staff Report
1900 Blk of Cordova Rd (Voluntary Annexation)
Zoning Designation to R-2

Applicant:

INK Civil attn: James Ingalls,
P.E.
2021 SH 46 W, Suite 105
New Braunfels, TX 78132

Property Owner:

Stephen & Mary Kay Davis
39125 SE Alpha St
Snoqualmie, WA 9805

Property Address/Location:

1900 Blk of Cordova Rd

Legal Description:

Abs: 20 Sur: A M Esnauriza
Property ID(s): 56086 &
56087

Lot Size/Project Area:

57.911 acres

Future Land Use Plan:

Rural Residential

Notifications:

Mailed: Oct 30, 2021
Newspaper: Oct 24, 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
Subject Property	No Zoning	Farmland/Residential
N of Property	No Zoning	Farmland
S of Property	No Zoning	Farmland
E of Property	No Zoning	Farmland/Residential
W of Property	No Zoning	Farmland/Residential

SUMMARY OF STAFF ANALYSIS & RECOMMENDATION:

The property is located in the 1900 Blk of Cordova Rd and is within the City's ETJ. The applicant is requesting a zoning designation for (R-2) Single Family Residential.

Based on the patterns of growth in the area along with the subdivision development seen further down Cordova Rd to the east and west, staff is recommending approval of the zoning designation to Single-Family Residential (R-2).

Planning Department Recommendation:

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

PLANNING DEPARTMENT ANALYSIS

SITE DESCRIPTION

This 57.911 property is located on the 1900 Blk of Cordova Rd, the land is undeveloped and has one residential structure 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:

Currently this property has one residential structure on it, the remainder of the land is vacant farmland. This area of Cordova Rd is an emerging area of residential growth, new residential developments seen can be to the east, south, and west that are also zoned Single-Family Residential (R-2).

COMPREHENSIVE PLAN:

This property is located within the Rural Residential District, uses in this district should be expressed in a manner complementary to residential use.

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

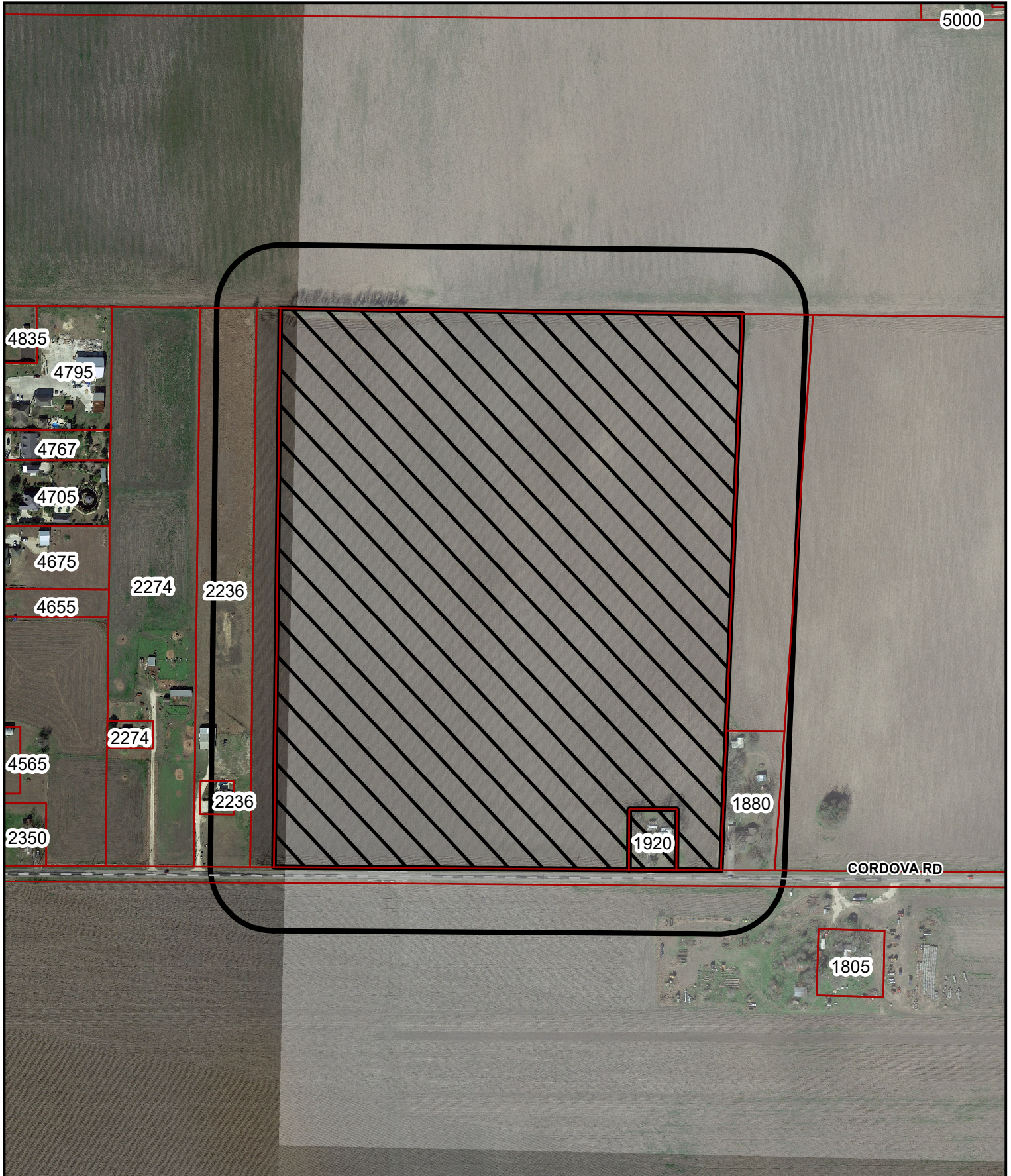
The development of the property will be required to follow the City of Seguin's ordinances, which includes stormwater and drainage standards.

TRAFFIC (STREET FRONTAGE & ACCESS):

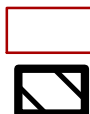
This property fronts and will be accessed through Cordova Road. The subdivision regulations for the City of Seguin require street access points to adjoining properties to ensure adequate circulation for future developments.

LOCATION MAP

ZC 24-21 1900 Blk of Cordova Rd



This map is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The City of Seguin assumes no liability for errors on this map or use of this information.



Lot Lines



Site Location



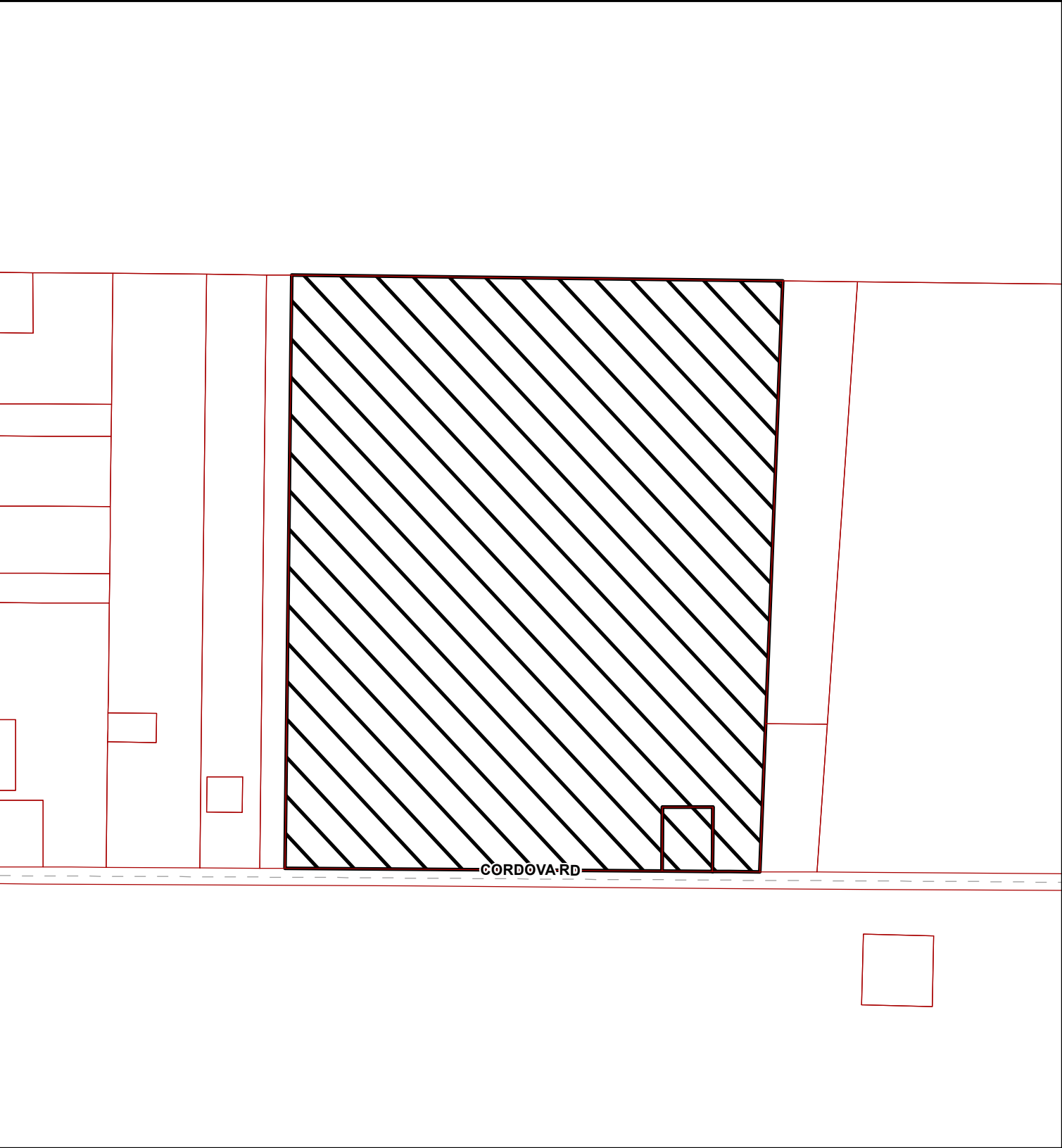
200' Notification Buffer

1 inch = 400 feet

Printed: 10/21/2021

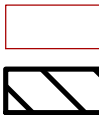
ZONING MAP

ZC 24-21 1900 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

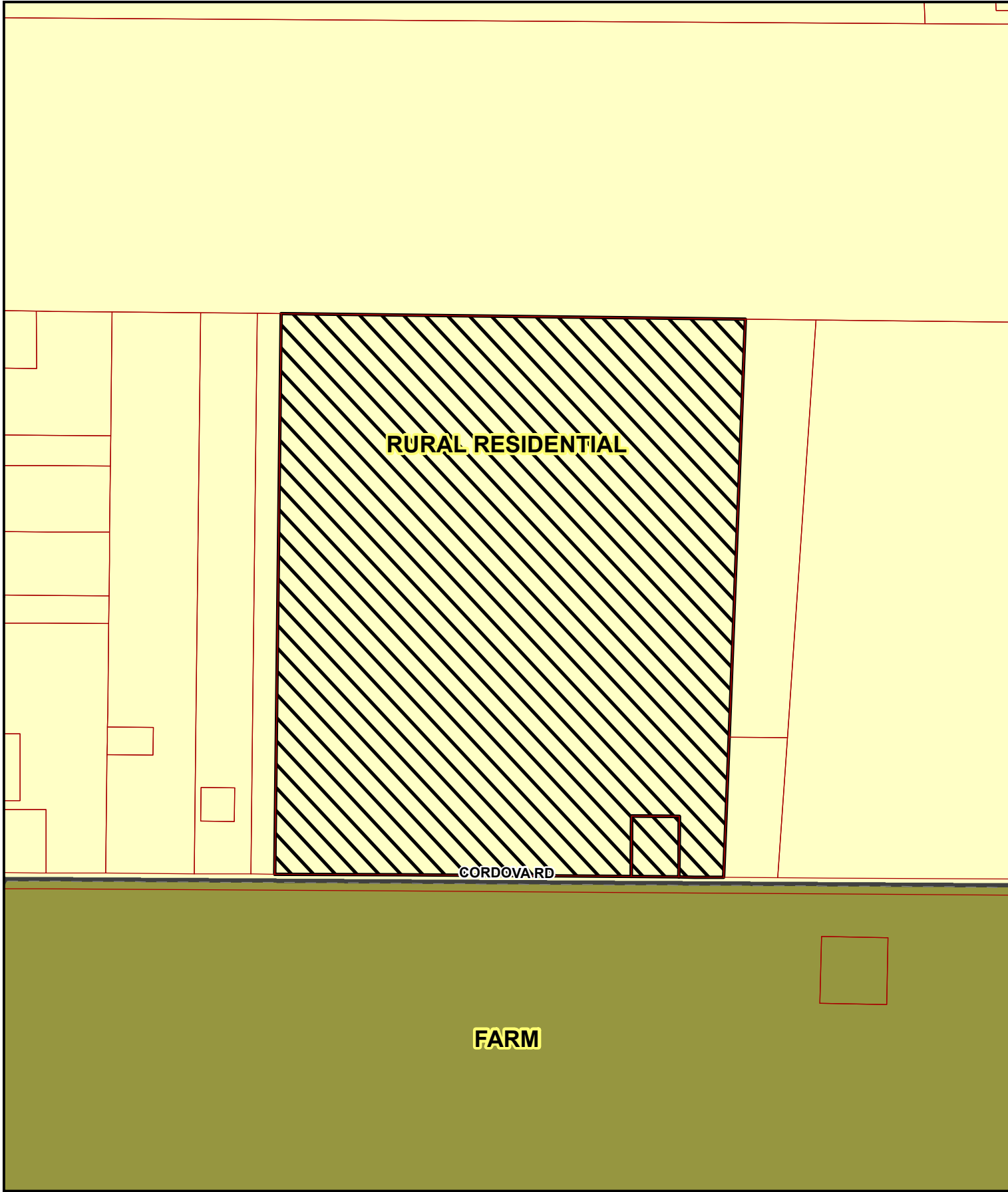
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Ownership
Site Location

1 inch = 400 feet

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