



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-4878  
**Type:** Staff Briefing - Without Ordinance  
**In control:** Planning Commission

**On agenda:** 9/28/2016

**Title:** 150383: Request by Randall House, Matiraan, Ltd., for approval to replat and subdivide a tract of land to establish Casa Bella Estate, PUD Subdivision, generally located southeast of the intersection of Redland Road and Jones Maltsberger Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Final Plat 150383, 2. SAWS Aquifer Letter

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**SUBJECT:**  
Casa Bella Estates, Planned Unit Development 150383

**SUMMARY:**  
Request by Randall House, Matiraan, Ltd., for approval to replat and subdivide a tract of land to establish Casa Bella Estate, Planned Unit Development Subdivision, generally located southeast of the intersection of Redland Road and Jones Maltsberger Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**  
 Council District: 10  
 Filing Date: September 8, 2016  
 Owner: Randall House, Matiraan, Ltd  
 Engineer/Surveyor: Pape Dawson, Engineers  
 Staff Coordinator: Juanita Romero, Planner, (210) 207-8264

**ANALYSIS:**  
**Zoning:**  
 “R-20 PUD ERZD” Single-Family Residential, Planned Unit Development Edwards Aquifer Recharge Zone District

**Master Development Plans:**  
 PUD 15-00012, Casa Bella Estates, P.U.D., approved on September 28, 2016

**Notices:**  
 To the present, staff has not received any written responses in opposition from the surrounding property owners.

**Aquifer Review:**

The subject property is located within the Edwards Recharge Zone. The Aquifer Protection and Evaluation Section of the San Antonio Water Systems (SAWS) reviewed the proposed project as indicated in the attached report (ATTACHMENT 2). No significant recharge features were observed on this site. The request meets all of the requirements for development over the recharge zone.

**ALTERNATIVE ACTIONS:**

Per State Law, Section, 212.009 and Unified Development Code, Section 35-432(e) the Planning Commission must approve Plats that conform to the Code.

**RECOMMENDATION:**

Approval of a Replat and Subdivision Plat that consists of 36.762 acre tract of land, which proposes eleven (11) single-family residential lots, two (2) non-single-family residential lots, and approximately two thousand six hundred fifty (2,650) linear feet of private streets.