



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-6565  
**Type:** Staff Briefing - Without Ordinance  
**In control:** Planning Commission

**On agenda:** 12/13/2017

**Title:** 160246: Request by Robert W. Witte, HT Stone Oak Land Limited Partnership, for approval to replat and subdivide a tract of land to establish Coronado Subdivision Unit 2 Enclave Subdivision, generally located northwest of the intersection of Stone Oak Parkway and US Highway 281. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 160246 Coronado Subdivision Unit 2 Enclave, 2. 160246 Aquifer Protection Approval

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

**SUBJECT:**  
 Coronado Subdivision Unit 2 Enclave 160246

**SUMMARY:**  
 Request by Robert W. Witte, HT Stone Oak Land Limited Partnership, for approval to replat and subdivide a tract of land to establish Coronado Subdivision Unit 2 Enclave Subdivision, generally located northwest of the intersection of Stone Oak Parkway and US Highway 281. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**  
 Council District: ETJ  
 Filing Date: November 22, 2017  
 Owner: Robert W. Witte, HT Stone Oak Land Limited Partnership  
 Engineer/Surveyor: KFW Engineers and Surveyors  
 Staff Coordinator: Martha Bernal, Planner, (210) 207-0210

**ANALYSIS:**  
**Zoning:**  
 The proposed plat is located outside the city limits of San Antonio, therefore zoning is not applicable.

**Master Development Plans:**  
 MDP 13-00037, Coronado Subdivision A.K.A. Mission Park Stone Oak, accepted on August 14, 2014

**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.

**Military Awareness Zone:**

The City and Camp Bullis worked on a joint effort to coordinate the proposed project, and based on Camp Bullis' response letter, the City recommends the following:

At this time, the City recommends the applicant coordinate with U.S. Fish and Wildlife (USFW), and Camp Bullis staff regarding the proposed project, and will not place holds on the plats and plans associated with this recommendation.

**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 Subdivision Plat and Replat that consists of 30.54 acre tract of land, which proposes one hundred and twenty (120) single-family residential lots seven (7) non-single-family residential lots, and approximately five thousand and twenty-two (5,022) linear feet of private streets.