



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-1878  
**Type:** Staff Briefing - Without Ordinance  
**In control:** Planning Commission

**On agenda:** 3/11/2015

**Title:** 140434: Request by John K. Pierret, Forestar (USA) Real Estate Group Inc., for approval to subdivide a tract of land to establish Monteverde Unit-1, Phase 1 (Enclave) Subdivision, generally located north of the intersection of Marriott Parkway and Monteverde Heights. Staff recommends Approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 140434 Monteverde Unit 1, 2. Aquifer

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

**SUBJECT:**  
 Monteverde Unit-1, Phase 1 (Enclave) 140434

**SUMMARY:**  
 Request by John K. Pierret, Forestar (USA) Real Estate Group Inc., for approval to subdivide a tract of land to establish Monteverde Unit-1, Phase 1 (Enclave) Subdivision, generally located north of the intersection of Marriott Parkway and Monteverde Heights. Staff recommends Approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**  
 Council District: ETJ  
 Filing Date: February 24, 2015  
 Owner: John K. Pierret, Forestar (USA) Real Estate Group Inc.  
 Engineer/Surveyor: Pape Dawson Engineers, Inc.  
 Staff Coordinator: Larry Odis, 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 13-00024, Cibolo Canyons, accepted on December 5, 2013

**Access:**  
 Plat 140055, Monteverde Road, provides access to the proposed project subject to this request. Thus,

plat 140055 must be recorded prior to the proposed plat. The proposed Plat 140434 may not be recorded until Plat 140055 is recorded with Bexar County.

**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(d) the Planning Commission must approve Plats that conform to the Code.

**RECOMMENDATION:**

Approval of a Subdivision Plat that consists of 23.852 acre tract of land, which proposes fifty-two (52) single-family residential lots, five (5) non-single-family residential lots, and approximately three thousand six hundred ninety-eight (3,698) linear feet of private streets.