



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-1768

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

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

**Title:** 130280: Request by Jacques Braha, BMP 1604 Developers, Ltd., for approval to replat and subdivide a tract of land to establish Bulverde Market 4 Subdivision, generally located southwest of the intersection of Bulverde Road and Classen Road. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Final Plat 130280 Bulverde Market 4, 2. 130280 Bulverde Market 4 SAWS Aquifer Letter

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

**SUBJECT:**  
Bulverde Market 4 130280

**SUMMARY:**

Request by Jacques Braha, BMP 1604 Developers, Ltd., for approval to replat and subdivide a tract of land to establish Bulverde Market 4 Subdivision, generally located southwest of the intersection of Bulverde Road and Classen Road. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

Council District: 10  
 Filing Date: February 18, 2015  
 Owner: Jacques Braha, BMP 1604 Developers, Ltd.  
 Engineer/Surveyor: Pape-Dawson, Engineers, Inc.  
 Staff Coordinator: Richard Carrizales, Planner, (210) 207-8050

**ANALYSIS:**

**Zoning:**  
"C2" General Commercial

**Master Development Plans:**

MDP 014A-08, Bulverde Market, accepted on January 11, 2012

**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 61.089 acre tract of land, which proposes four (4) non-single-family residential lots.