



# City of San Antonio

## Legislation Details (With Text)

**File #:** 21-1431  
**Type:** Staff Briefing - Without Ordinance  
**In control:** Planning Commission

**On agenda:** 2/10/2021

**Title:** 19-11800154: Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD. for approval to subdivide a tract of land to establish Waterwheel Subdivision Unit 7, generally located north of the intersection of Culebra Road and Windgate Parkway. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Final Plat

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

**SUBJECT:**  
 Waterwheel Subdivision Unit 7 19-11800154

**SUMMARY:**  
 Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD. for approval to subdivide a tract of land to establish Waterwheel Subdivision Unit 7, generally located north of the intersection of Culebra Road and Windgate Parkway. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**  
 Council District: ETJ  
 Filing Date: January 26, 2021  
 Owner: Richard Mott, Lennar Homes of Texas Land and Construction, LTD.  
 Engineer/Surveyor: Civil Engineering Consultants  
 Staff Coordinator: Joshua Orton, Planner, (210) 207-8050

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

**Master Development Plans:**  
 MDP 17-00003, Waterwheel Trails, accepted on September 1, 2017.

**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 (Pending). 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 Subdivision Plat that consists of 67.952 acre tract of land, which proposes two hundred ninety-two (292) single-family residential lots, nine (9) non-single family residential lots, and approximately eleven thousand five hundred forty-five (11,545) linear feet of public streets.