



City of San Antonio

Legislation Details (With Text)

File #: 15-3251
Type: Staff Briefing - Without Ordinance
In control: Planning Commission

On agenda: 5/27/2015

Title: 150037 : Request by Anthony and Brenda Franckowiak, for approval to replat a tract of land to establish Sendero Ranch Unit 1C, PUD Subdivision, generally located east of the intersection of La Escalera and Sendero Verde. Staff recommends Approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 150037 Sendero Ranch Unit 1C, 2. 150037 saws letter

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

SUBJECT:
 Sendero Ranch Unit 1C PUD 150037

SUMMARY:
 Request by Anthony and Brenda Franckowiak, for approval to replat a tract of land to establish Sendero Ranch Unit 1C, PUD Subdivision, generally located east of the intersection of La Escalera and Sendero Verde. Staff recommends Approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:
 Council District: ETJ
 Filing Date: May 1, 2015
 Owner: Anthony and Brenda Franckowiak
 Engineer/Surveyor: Kimley Horn
 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 466-B, Sendero Ranch, accepted on September 10, 1997
 PUD 97-038, Sendero Ranch, PUD, approved on September 24, 1997

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 Subdivision Plat that consists of 9.041-acre tract of land, which proposes two (2) single-family residential lots.