



City of San Antonio

Legislation Details (With Text)

File #: 16-5065
Type: Staff Briefing - Without Ordinance
In control: Planning Commission

On agenda: 9/28/2016

Title: 150437: Request by Jay Byler, authorized agent for RSI Winding Oaks, LLC, for approval to subdivide a tract of land to establish East Evans Road Subdivision, PUD, generally located southwest of the intersection of East Evans Road and Hanging Oak. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-0210, jose.garcia4@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 150437- FINAL PLAT, 2. SAWS Category Letter

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

SUBJECT:
East Evans Road Subdivision, PUD 150437

SUMMARY:
Request by Jay Byler, authorized agent for RSI Winding Oaks, LLC, for approval to subdivide a tract of land to establish East Evans Road Subdivision, PUD, generally located southwest of the intersection of East Evans Road and Hanging Oak. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-0210, jose.garcia4@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:
 Council District: 10
 Filing Date: September 16, 2016
 Authorized Agent: Jay Byler, RSI Winding Oaks, LLC
 Engineer/Surveyor: M.W. Cude Engineers, LLC
 Staff Coordinator: Jose Garcia, Planner, (210) 207-8268

ANALYSIS:
Zoning:
 “R-5 PUD ERZD” Single-Family Residential Planned Unit Development Edwards Recharge Zoning District

Master Development Plans:
 PUD 15-00005.01, East Evans Road Subdivision PUD, approved on September 23, 2016

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 No. 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 44.411 acre tract of land, which proposes one hundred ninety-seven (197) single-family residential lots and nine (9) non-single family residential lots, and approximately seven thousand eight hundred fifty-eight (7,858) linear feet of private streets.