



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-1877

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

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

**Title:** 140376: Request by Charles Marsh, Pulte Homes of Texas L.P., for approval to subdivide a tract of land to establish Indian Springs Estates Northwest, Unit 3A PUD Subdivision, generally located southwest of the intersection of Wilderness Oak and Eagle Wing. Staff recommends Approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 140376 Final, 2. Indian Springs Aquifer letter

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

**SUBJECT:**

Indian Springs Estates Northwest, Unit 3A PUD 140376

**SUMMARY:**

140376 - Request by Charles Marsh, Pulte Homes of Texas L.P., for approval to subdivide a tract of land to establish Indian Springs Estates Northwest, Unit 3A PUD Subdivision, generally located southwest of the intersection of Wilderness Oak and Eagle Wing. Staff recommends Approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

Council District: ETJ  
 Filing Date: March 2, 2015  
 Owner: Charles Marsh, Pulte Homes of Texas L.P.,  
 Engineer/Surveyor: M.W. Cude, Engineers  
 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 749A, Indian Springs Estates North, accepted on April 11, 2013

PUD 14-00007, Indian Springs Estates North, PUD, approved on October 22, 2014

**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 5.623-acre tract of land, which proposes nine (9) single-family residential lots, one (1) non-single-family residential lot, and approximately one thousand two hundred ten (1,210) linear feet of private streets.