



City of San Antonio

Agenda Memorandum

File Number: 18-3021

Agenda Item Number: 8.

Agenda Date: 5/9/2018

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Waterwheel Subdivision Unit 1 Phase 2 Subdivision 170514

SUMMARY:

Request by Brian Barron, Lennar Homes of Texas Land and Construction, Ltd., for approval to replat and subdivide a tract of land to establish Waterwheel Subdivision Unit 1 Phase 2 Subd., generally located northwest of the intersection of Wind Gate Parkway and Culebra Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: ETJ
Filing Date: April 16, 2018
Owner: Brian Barron, Lennar Homes of Texas Land and Construction, Ltd.
Engineer/Surveyor: Civil Engineering Consultants
Staff Coordinator: Jose Garcia, Planner, (210) 207-8268

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, approved on September 1, 2017

Access:

Plat 170505, Waterwheel Unit 1 Phase 1, provides access to the proposed project subject to this request. Thus, this plat must be recorded prior to the proposed plat. The proposed Plat 170514 may not be recorded until Plat 170505 is recorded with Bexar County.

Notices:

To the present, staff has not received any written responses in opposition from the surrounding property owners.

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 Replat and Subdivision Plat that consists of 14.150 acre tract of land, which proposes fifty-five (55) single-family residential lots, three (3) non-single family residential lots, and approximately two thousand one hundred eighty-one (2,181) linear feet of public streets.