



# 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.