



City of San Antonio

Legislation Details (With Text)

File #: 15-3919
Type: Staff Briefing - Without Ordinance
In control: Planning Commission

On agenda: 7/8/2015

Title: 140459: Request by Naty Saidoff, Capital Foresight, LP., for approval to subdivide a tract of land to establish Bulverde Rd. At Roseheart Subdivision, generally located at the northeast corner of Bulverde Road and Roseheart. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Final Plat 140459_Bulverde Rd at Roseheart 6-29, 2. 140459 Aquifer Letter - Bulverde Rd At Roseheart

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

SUBJECT:
 Bulverde Rd. At Roseheart 140459

SUMMARY:
 Request by Naty Saidoff, Capital Foresight, LP., for approval to subdivide a tract of land to establish Bulverde Rd. At Roseheart Subdivision, generally located at the northeast corner of Bulverde Road and Roseheart. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:
 Council District: 10
 Filing Date: June 24, 2015
 Owner: Naty Saidoff, Capital Foresight, LP.
 Engineer/Surveyor: Macina Bose Copeland & Associates, Inc.
 Staff Coordinator: Richard Carrizales, Planner, (210) 207-8050

ANALYSIS:
Zoning:
 “C-2 ERZD R-5 PC-1” Commercial Edwards Recharge Zone Single-Family Residential District Corridor Overlay

Master Development Plans:
 MDP 706-A, Steubing Estate North, accepted on January 31, 2002

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 7.662 acre tract of land, which proposes three (3) non-single-family residential lots.