



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-5543

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 10/28/2015

**Title:** 140287: Request by Bruce C. Peterson, LCWW Partners, for approval of a replat and subdivide a tract of land to establish La Cantera Unit 3D (Enclave) Subdivision, generally located west of La Cantera Parkway, north of Vista Cantera. Staff recommends Approval. (Andrew Martinez, Planner, (210) 207-7898, andrew.martinez2@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. La Cantera Unit 3D (Enclave) Plat, 2. 140519-SAWS Category Letter

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

**SUBJECT:**

La Cantera Unit 3D (Enclave) 140287

**SUMMARY:**

Request by Bruce C. Peterson - LCWW Partners, for approval of a replat and subdivide a tract of land to establish La Cantera Unit 3D (Enclave) Subdivision, generally located west of La Cantera Parkway, north of Vista Cantera. Staff recommends Approval. (Andrew Martinez, Planner, (210) 207-7898, andrew.martinez2@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

Council District: 8  
Filing Date: October 12, 2015  
Owner: Bruce C. Peterson, LCWW Partners  
Engineer/Surveyor: Pape Dawson Engineers, Inc.  
Staff Coordinator: Andrew Martinez, Planner, (210) 207-7898

**ANALYSIS:**

**Zoning:**

“ED MSAO-1, ERZD”

Entertainment District - Military Sound Attenuation Overlay District - Edwards Recharge Zone District

**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.

**Military Awareness Zone:**

The subject property lies within the Camp Bullis 5-Mile Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the Camp Bullis Military Installation were notified.

**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 Replat and Subdivison Plat that consists of a 61.952 acre tract of land, which proposes one (1) non-single family lot.