



City of San Antonio

Legislation Details (With Text)

File #: 16-4176

Type: Staff Briefing - Without Ordinance

In control: Planning Commission

On agenda: 8/10/2016

Title: 140497: Request by Bruce C. Peterson, La Cantera Community Organization and USAA Real Estate Company, for approval to replat and subdivide a tract of land to establish La Cantera Heights North (Enclave), generally located northwest of the intersection of La Cantera Parkway and Interstate Highway 10. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 140497 FINAL PLAT, 2. 140497-SAWS Category Letter

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

SUBJECT:
La Cantera Heights North (Enclave) 140497

SUMMARY:
Request by Bruce C. Peterson, La Cantera Community Organization and USAA Real Estate Company, for approval to replat and subdivide a tract of land to establish La Cantera Heights North (Enclave), generally located northwest of the intersection of La Cantera Parkway and Interstate Highway 10. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: 8
Filing Date: July 15, 2016
Owner: Bruce C. Peterson, La Cantera Community Organization and USAA Real Estate Company
Engineer/Surveyor: Pape-Dawson Engineers
Staff Coordinator: Martha Bernal, Planner, (210) 207-0210

ANALYSIS:

Zoning:
“ED-ERZD GC-1 MSAO-1 MLOD” Entertainment District, Edwards Recharge Zone, Gateway Corridor, Military Sound Attenuation Overlay District, Military Lighting Overlay District

Master Development Plans:

MDP 237-B, La Cantera, approved on March 19, 1999

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(e) the Planning Commission must approve Plats that conform to the Code.

RECOMMENDATION:

Approval of a Subdivision Plat that consists of 14.290 acre tract of land, which proposes five (5) non-single-family residential lots, and approximately one thousand eight hundred and fifty (1,850) linear feet of private streets.