



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-2578

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 4/26/2017

**Title:** 170192: Request by Bruce C. Petersen, US Relp Westridge, LLC., for approval to replat a tract of land to establish La Cantera West Ridge II (Enclave) Subdivision, generally located north of the intersection of La Cantera Parkway and Loop 1604. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 170192 - La Cantera West Ridge II (Enclave) - SIGNED FINAL - 04Apr17, 2. 170192 - La Cantera West Ridge II (Enclave) - aquifer letter

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

**SUBJECT:**

La Cantera West Ridge II (Enclave) 170192

**SUMMARY:**

Request by Bruce C. Petersen, US Relp Westridge, LLC., for approval to replat a tract of land to establish La Cantera West Ridge II (Enclave) Subdivision, generally located north of the intersection of La Cantera Parkway and Loop 1604. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

Council District: 8  
Filing Date: April 20, 2017  
Owner: Bruce C. Petersen, US Relp Westridge, LLC  
Engineer/Surveyor: Pape-Dawson Engineers  
Staff Coordinator: Chris McCollin, Planner, (210) 207-5014

**ANALYSIS:**

**Zoning:**

“ED MSAO-1 ERZD” Entertainment District Military Sound Attenuation Zone Edwards Aquifer Recharge Zone District

**Master Development Plans:**

MDP 237B, La Cantera, approved on January 11, 1995

**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 replat that consists of a 40.176 acre tract of land, which proposes six (6) non-single family residential lots, and approximately eight hundred twenty six (826) linear feet of private streets and approximately one thousand three hundred six (1,306) linear feet of public right of way.