



City of San Antonio

Legislation Details (With Text)

File #: 17-5653

Type: Staff Briefing - Without Ordinance

In control: Planning Commission

On agenda: 10/25/2017

Title: 160441: Request by Drake Thompson, McMillin Cliffs at Cibolo, LLC, for approval to replat and subdivide a tract of land to establish North Pointe Unit 4B-1 PUD Subdivision, generally located northwest of the intersection of Woodlawn Ridge and Cliff Canyon. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 160441 - North Pointe Unit 4B-1 - SIGNED FINAL - 05Oct17, 2. 160441 - North Pointe Unit 4B-1 - aquifer letter

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

SUBJECT:
North Pointe Unit 4B-1 PUD 160441

SUMMARY:
Request by Drake Thompson, McMillin Cliffs at Cibolo, LLC, for approval to replat and subdivide a tract of land to establish North Pointe Unit 4B-1 PUD Subdivision, generally located northwest of the intersection of Woodlawn Ridge and Cliff Canyon. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: 9
Filing Date: October 5, 2017
Owner: Drake Thompson, McMillin Cliffs at Cibolo, LLC
Engineer/Surveyor: Pape-Dawson Engineers, INC.
Staff Coordinator: Chris McCollin, Planner, (210) 207-5014

ANALYSIS:

Zoning:
"R-6 PUD ERZD" Single-Family Residential Planned Unit Development Edwards Recharge Zone District

Master Development Plans:

MDP 534D, Encino Laredo, accepted on June 30, 2008
PUD 05-005B, North Pointe Subdivision, approved on June 7, 2012

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.

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 and Subdivision that consists of a 8.252 acre tract of land, which proposes thirty six (36) single family residential lots, two (2) non-single family residential lots, and approximately one thousand eighty nine (1,089) linear feet of private streets.