



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-5974

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 11/13/2017

**Title:** 160168: Request by Darren B. Casey, Crosswinds I Partnership, Ltd., for approval to replat and subdivide a tract of land to establish Tacara Commercial IV Subdivision, generally located northwest of the intersection of Stone Oak Parkway and US Highway 281 North. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 160168 Tacara Commercial IV Subdivision, 2. Aquifer Letter

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

**SUBJECT:**  
Tacara Commercial IV 160168

**SUMMARY:**  
Request by Darren B. Casey, Crosswinds I Partnership, Ltd., for approval to replat and subdivide a tract of land to establish Tacara Commercial IV Subdivision, generally located northwest of the intersection of Stone Oak Parkway and US Highway 281 North. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

Council District: 9  
Filing Date: October 25, 2017  
Owner: Darren B. Casey, Crosswinds I Partnership, Ltd.  
Engineer/Surveyor: Macina-Bose-Copeland & Associates, Inc.  
Staff Coordinator: Mercedes Rivas, Planner, (210) 207-0215

**ANALYSIS:**

**Zoning:**  
"C-3 ERZD" Commercial Edwards Aquifer Recharge Zone District

**Master Development Plans:**  
MDP 564, World Com, accepted on August 22, 1997

**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 Plat that consists of 13.315 acre tract of land, which proposes seven (7) non-single-family residential lots.