



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-3021

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 5/9/2018

**Title:** 170514: Request by Brian Barron, Lennar Homes of Texas Land and Construction, Ltd., for approval to replat and subdivide a tract of land to establish Waterwheel Subdivision Unit 1 Phase 2 Subd., generally located northwest of the intersection of Wind Gate Parkway and Culebra Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 170514-Waterwheel Subdivision Unit 1 Phase 2 Subd

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

**SUBJECT:**  
Waterwheel Subdivision Unit 1 Phase 2 Subdivision 170514

**SUMMARY:**  
Request by Brian Barron, Lennar Homes of Texas Land and Construction, Ltd., for approval to replat and subdivide a tract of land to establish Waterwheel Subdivision Unit 1 Phase 2 Subd., generally located northwest of the intersection of Wind Gate Parkway and Culebra Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

### BACKGROUND INFORMATION:

Council District: ETJ  
Filing Date: April 16, 2018  
Owner: Brian Barron, Lennar Homes of Texas Land and Construction, Ltd.  
Engineer/Surveyor: Civil Engineering Consultants  
Staff Coordinator: Jose Garcia, Planner, (210) 207-8268

### ANALYSIS:

#### Zoning:

The proposed plat is located outside the city limits of San Antonio, therefore zoning is not applicable.

#### Master Development Plans:

MDP 17-00003, Waterwheel Trails, approved on September 1, 2017

**Access:**

Plat 170505, Waterwheel Unit 1 Phase 1, provides access to the proposed project subject to this request. Thus, this plat must be recorded prior to the proposed plat. The proposed Plat 170514 may not be recorded until Plat 170505 is recorded with Bexar County.

**Notices:**

To the present, staff has not received any written responses in opposition from the surrounding property owners.

**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 14.150 acre tract of land, which proposes fifty-five (55) single-family residential lots, three (3) non-single family residential lots, and approximately two thousand one hundred eighty-one (2,181) linear feet of public streets.