



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-3050

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

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

**Title:** 170506: Request by Brian Barron, Lennar Homes of Texas Land and Construction, Ltd., for approval to subdivide a tract of land to establish Waterwheel Unit 2 Phase 1 Subdivision, generally located at the intersection of Culebra Road and Landa Falls. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 170506- FINAL PLAT

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

**SUBJECT:**

Waterwheel Unit 2 Phase 1 Subdivision 170506

**SUMMARY:**

Request by Brian Barron, Lennar Homes of Texas Land and Construction, Ltd., for approval to subdivide a tract of land to establish Waterwheel Unit 2 Phase 1 Subd., generally located at the intersection of Culebra Road and Landa Falls. 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 Trail, accepted 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 170506 may not be recorded until Plat 170505 is recorded with Bexar County.

**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 14.398 acre tract of land, which proposes sixty-nine (69) single-family residential lots, one (1) non-single-family residential lot, and approximately two thousand five hundred (2,500) linear feet of public streets.