



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-3948

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 6/27/2018

**Title:** 170557: Request by Brian Otto, Meritage Home of Texas, LLC., for approval to subdivide a tract of land to establish Sienna Subdivision Phase 1, generally located north of the intersection of Redland Road and Gold Canyon Drive. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, matthew.j.ozuna@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 170557 - Sienna Subdivision Ph 1 - Final, 2. 170557 - Sienna Subdivision Ph 1 - SAWS Aquifer Letter

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

**SUBJECT:**  
Sienna Subdivision Phase 1 170557

**SUMMARY:**  
Request by Brian Otto, Meritage Home of Texas, LLC., for approval to subdivide a tract of land to establish Sienna Subdivision Phase 1, generally located north of the intersection of Redland Road and Gold Canyon Drive. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, matthew.j.ozuna@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

Council District: 9

Filing Date: June 12, 2018

Owner: Brian Otto, Meritage Home of Texas, LLC.

Engineer/Surveyor: Pape Dawson, Engineers, Inc.

Staff Coordinator: Matthew Ozuna, Planner, (210) 207-7898

**ANALYSIS:**

**Zoning:**  
"R-6 ERZD" Single-Family Residential District, Edwards Recharge Zone District

**Master Development Plans:**  
MDP 17-00024.00, Sienna Subdivision, accepted on June 7, 2018

**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). One water well (S-1) was observed on this site, and will be plugged under SAWS permit. 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 Subdivision Plat that consists of 96.46 acre tract of land, which proposes two hundred and forty one (241) single-family residential lots, eight (8) non-single-family lots, and approximately ten thousand seven hundred thirty-three (10,733) linear feet of public streets.