



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-3317  
**Type:** Staff Briefing - Without Ordinance  
**In control:** Planning Commission

**On agenda:** 5/27/2020

**Title:** 18-900109: Request by Chad Johannesen, Casina Creek Homes, LLC, for approval to subdivide a tract of land to establish Babcock Terrace Subdivision, generally located northwest of the intersection of Babcock Road and University Row. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Final Plat, 2. SAWS Letter

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

**SUBJECT:**

Babcock Terrace Subdivision 18-900109

**SUMMARY:**

Request by Chad Johannesen, Casina Creek Homes, LLC, for approval to subdivide a tract of land to establish Babcock Terrace Subdivision, generally located northwest of the intersection of Babcock Road and University Row. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

Council District: 8  
Filing Date: May 18, 2020  
Owner: Chad Johannesen, Casina Creek Homes, LLC  
Engineer/Surveyor: KFW Engineers and Surveying  
Staff Coordinator: Chris McCollin, Senior Planner, (210) 207-5014

**ANALYSIS:**

**Zoning:**

“MF-18 ERZD” Limited Density Multi-Family Edwards Recharge Zone District

**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.

**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 a 9.0 acre tract of land, which proposes thirty four (34) non-single family residential lots and approximately one thousand three hundred thirty four (1,334) linear feet of public streets.