



City of San Antonio

Legislation Details (With Text)

File #: 21-3205
Type: Staff Briefing - Without Ordinance
In control: Planning Commission

On agenda: 5/12/2021

Title: 19-11800094: Request by Bruce C. Petersen, US Real Estate Limited Partnership, for approval to replat and subdivide a tract of land to establish Via La Cantera (Enclave), generally located northwest of the intersection of IH 10 West and Loop 1604 West. 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 Category Letter

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

SUBJECT:

Via La Cantera (Enclave) 19-11800094

SUMMARY:

Request by Bruce C. Petersen, US Real Estate Limited Partnership, for approval to replat and subdivide a tract of land to establish Via La Cantera (Enclave), generally located northwest of the intersection of IH 10 West and Loop 1604 West. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: 8
Filing Date: April 20, 2021
Owner: Bruce C. Petersen, US Real Estate Limited Partnership
Engineer/Surveyor: Pape Dawson Engineers
Staff Coordinator: Chris McCollin, Senior Planner, (210) 207-5014

ANALYSIS:

Zoning:

“ED GC-1 UC-1 ERZD” Entertainment Corridor District Hill Country Gateway Corridor Overlay Loop 1604 Urban Corridor Edwards Recharge Zone District

Master Development Plans:

MDP 237B, La Cantera, accepted on March 19, 1999.

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 12.532 acre tract of land, which proposes one (1) non single-family residential lot, and approximately three thousand eight hundred seventy one (3,871) linear feet of private streets.