



City of San Antonio

Agenda Memorandum

File Number:16-3166

Agenda Item Number: 11.

Agenda Date: 5/25/2016

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Stillwater Ranch Phase III #15-00003

SUMMARY:

Request by Shannon Livingston, Shannon Livingston Companies, for approval to subdivide a tract of land to establish Stillwater Ranch Phase III Alternate Pedestrian Plan, generally located northwest of the intersection of Galm Road and F.M. 1560 North. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District:	ETJ
Filing Date:	May 5, 2016
Owner:	Shannon Livingston, Shannon Livingston Companies
Engineer/Surveyor:	Pape-Dawson Engineers
Staff Coordinator:	Juanita Romero, Planner, (210) 207-8264

PEDESTRIAN CIRCULATION PLAN:

Pursuant to section 35-414 of the Unified Development Code (UDC),

(a) **Applicability.** Developments proposing an alternative pedestrian plan for the purpose of excluding the construction of sidewalks in accordance with subsection 35-506(q)(1) shall have an approved pedestrian circulation plan approved by the Planning Commission.

(b) **Requirements.** The following materials shall be submitted for consideration:

(1) The plan review fee specified in Appendix "C".

(2) The pedestrian circulation plan shall contain at a minimum the following information:

A. Location and arrangement of all-weather walkways,

B. Phasing or time schedule for the construction of the walkways, and

C. Identification of the sidewalk segments required under subsection 35-506 (q)(1) that will not be constructed.

(3) If the proposed walkways are not located within a public right-of-way, a private street or an irrevocable platted ingress/egress easement, then pedestrian easements shall be included on the plat.

(4) All sidewalk construction shall conform to the latest criteria of the Americans with Disabilities

Act (ADA) (see subsection 35-501(e)).

(c) **Consideration.** In considering the plan, the Planning Commission may require and impose conditions to ensure that access to and along the walkway areas is safe, convenient, and provides pedestrians with adequate paths of movement.

ANALYSIS:

Zoning:

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

Master Development Plans:

MDP 15-00048, Stillwater Ranch Phase 3, currently under review

The proposed Stillwater Ranch Phase III Alternative Pedestrian plan shows the alternate pathway within the development, which will provide the pedestrian connection and access. Staff finds the plan in compliance with UDC Section 35-414 Pedestrian Circulation Plan for the purpose of excluding the construction of sidewalks in accordance with subsection 35-506 (q)(1) Sidewalk Standards. The reviewing agencies have no objections to the favorable consideration by the Planning Commission.

RECOMMENDATION:

Approval of Alternate Pedestrian Plan that consists of 179.4 acre tract of land.