



City of San Antonio

Agenda Memorandum

File Number:16-4253

Agenda Item Number: 8.

Agenda Date: 8/10/2016

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Campanas Enclave Alternate Pedestrian Plan APP 16-00001

SUMMARY:

Request by Forestar (USA) Real Estate Group, for approval of an Alternate Pedestrian Plan for Campanas (Enclave) generally located northwest of the intersection of TPC Parkway and Evans Road. Staff recommends Approval. (Richard Carrizales, Sr. Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: ETJ
Filing Date: July 25, 2016
Owner: Forestar (USA) Real Estate Group
Engineer/Surveyor: Pape Dawson, Engineers
Staff Coordinator: Richard Carrizales, Planner, (210) 207-8050

ANALYSIS:

Zoning:

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

Master Development Plans:

MDP 13-00024, Cibolo Canyons, accepted on December 5, 2013
APP 14-00001, Campanas Enclave, approved on October 8, 2014

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.

RECOMMENDATION:

Approval of the Alternate Pedestrian Plan.