



City of San Antonio

Agenda Memorandum

File Number:16-4878

Agenda Item Number: 5.

Agenda Date: 9/28/2016

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Casa Bella Estates, Planned Unit Development 150383

SUMMARY:

Request by Randall House, Matiraan, Ltd., for approval to replat and subdivide a tract of land to establish Casa Bella Estate, Planned Unit Development Subdivision, generally located southeast of the intersection of Redland Road and Jones Maltsberger Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: 10
Filing Date: September 8, 2016
Owner: Randall House, Matiraan, Ltd
Engineer/Surveyor: Pape Dawson, Engineers
Staff Coordinator: Juanita Romero, Planner, (210) 207-8264

ANALYSIS:

Zoning:

“R-20 PUD ERZD” Single-Family Residential, Planned Unit Development Edwards Aquifer Recharge Zone District

Master Development Plans:

PUD 15-00012, Casa Bella Estates, P.U.D., approved on September 28, 2016

Notices:

To the present, staff has not received any written responses in opposition from the surrounding property owners.

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 Replat and Subdivision Plat that consists of 36.762 acre tract of land, which proposes eleven (11) single-family residential lots, two (2) non-single-family residential lots, and approximately two thousand six hundred fifty (2,650) linear feet of private streets.