



# City of San Antonio

## Agenda Memorandum

**File Number:**16-5518

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**Agenda Item Number:** 3.

**Agenda Date:** 11/18/2016

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**SUBJECT:**

Indian Springs Estates NW, U-4, P.U.D. 150428

**SUMMARY:**

Request by Emiliano Guerrero, Pulte Group of Texas, L.P., for approval to subdivide a tract of land to Indian Springs Estates NW, U-4, P.U.D. Subdivision, generally located northeast of the intersection of Bulverde Road and Wilderness Oak. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

Council District: ETJ  
Filing Date: October 18, 2016  
Owner: Emiliano Guerrero, Pulte Group of Texas, L.P.  
Engineer/Surveyor: M.W.Cude Engineers, LLC  
Staff Coordinator: Mercedes Rivas, Planner, (210) 207-0215

**ANALYSIS:**

**Zoning:**

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

**Master Development Plans:**

MDP 749-A, Indian Springs Estates North, accepted on April 11, 2013  
PUD B#14-00007, Indian Springs Estates North, PUD, approved on April 11, 2013

**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 24.862 acre tract of land, which proposes thirty two (32) single-family residential, one (1) non-single-family residential lots, and approximately one thousand seven hundred eighty-four (1,784) linear feet of private streets.