



City of San Antonio

Agenda Memorandum

File Number:17-1482

Agenda Item Number: 4.

Agenda Date: 2/8/2017

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Monteverde Unit-1, Phase 2 (Enclave) 160355

SUMMARY:

Request by Bradley J. Stein, Forestar (USA) Real Estate Group, Inc., for approval to subdivide a tract of land to establish Monteverde Unit-1, Phase 2 (Enclave) Subdivision, generally located northwest of the intersection of Marriott Parkway and Monteverde Heights. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: ETJ
Filing Date: January 20, 2017
Owner: Bradley J. Stein, Forestar (USA) Real Estate Group, Inc.
Engineer/Surveyor: Pape Dawson, Engineers
Staff Coordinator: Jose Garcia, Planner, (210) 207-8268

ANALYSIS:

Zoning:

The proposed plat 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

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 15.840 acre tract of land, which proposes thirty-one (31) single family residential lots and three (3) non-single-family residential lots, and approximately one thousand six hundred forty-three (1,643) linear feet of private streets.