



City of San Antonio

Agenda Memorandum

File Number: 17-1745

Agenda Item Number: 4.

Agenda Date: 3/8/2017

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Campanas, Phase 6 (Enclave) 160354

SUMMARY:

Request by Bradley J. Stein, Forestar (USA) Real Estate Group, for approval to subdivide a tract of land to establish Campanas, Phase 6 (Enclave) Subdivision, generally located West of the intersection of TPC Parkway and Resort Parkway. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: ETJ
Filing Date: February 13, 2017
Owner: Bradley J. Stein, Forestar (USA) Real Estate Group
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 15.259 acre tract of land, which proposes thirty-three (33) single-family residential lots, three (3) non-single-family residential lots, and approximately one thousand six hundred twenty (1,620) linear feet of private streets.