



City of San Antonio

Agenda Memorandum

File Number: 17-2578

Agenda Item Number: 10.

Agenda Date: 4/26/2017

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

La Cantera West Ridge II (Enclave) 170192

SUMMARY:

Request by Bruce C. Petersen, US Relp Westridge, LLC., for approval to replat a tract of land to establish La Cantera West Ridge II (Enclave) Subdivision, generally located north of the intersection of La Cantera Parkway and Loop 1604. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: 8
Filing Date: April 20, 2017
Owner: Bruce C. Petersen, US Relp Westridge, LLC
Engineer/Surveyor: Pape-Dawson Engineers
Staff Coordinator: Chris McCollin, Planner, (210) 207-5014

ANALYSIS:

Zoning:

“ED MSAO-1 ERZD” Entertainment District Military Sound Attenuation Zone Edwards Aquifer Recharge Zone District

Master Development Plans:

MDP 237B, La Cantera, approved on January 11, 1995

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.

Military Awareness Zone:

The subject property lies within the Camp Bullis 5-Mile Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City’s Office of Military Affairs and the Camp Bullis Military Installation were notified

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 that consists of a 40.176 acre tract of land, which proposes six (6) non-single family residential lots, and approximately eight hundred twenty six (826) linear feet of private streets and approximately one thousand three hundred six (1,306) linear feet of public right of way.