



# City of San Antonio

## Agenda Memorandum

**File Number:**17-2598

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**Agenda Item Number:** 10.

**Agenda Date:** 5/10/2017

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**SUBJECT:**

Landing at French Creek Enclave / PUD 160580

**SUMMARY:**

Request by Brian Otto, Meritage Homes of Texas., for approval to replat and subdivide a tract of land to establish Landing at French Creek Enclave / PUD Subdivision, generally located at the intersection of Prue Road and Old Prue Road. Staff recommends Approval. Continued from the April 26, 2017 Planning Commission. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

Council District: 8  
Filing Date: April 13, 2017  
Owner: Brian Otto, Meritage Homes of Texas  
Engineer/Surveyor: KFW Engineering and Surveying  
Staff Coordinator: Chris McCollin, Planner, (210) 207-5014

**ANALYSIS:**

**Zoning:**

"R-6 R-6 PUD R-6 ERZD" Single Family Residential Planned Unit Development Edwards Aquifer Recharge Zone District

**Master Development Plans:**

PUD 16-00004, Landing at French Creek, approved on April 26, 2017

**Notices:**

To the present, staff has received fourteen (14) 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 that consists of a 20.08 acre tract of land, which proposes fifty one (51) single family residential lots, two (2) non-single family residential lots, and approximately one thousand three hundred thirty eight (1,338) linear feet of private streets.