



# City of San Antonio

## Agenda Memorandum

**File Number:**17-4055

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**Agenda Item Number:** 1.

**Agenda Date:** 7/12/2017

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**SUBJECT:**

Solea Stone Oak 150515

**SUMMARY:**

Request by Gene Toscano, owner of Gene Toscano, Inc., for approval to replat and subdivide a tract of land to establish Solea Stone Oak Subdivision, generally located northeast of the intersection of Crescent Oaks and Hardy Oak Boulevard. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, matthew.j.ozuna@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

Council District: 9  
Filing Date: June 19, 2017  
Owner: Gene Toscano, owner of Gene Toscano, Inc.  
Engineer/Surveyor: Kimley-Horn and Associates, Inc.  
Staff Coordinator: Matthew Ozuna, Planner, (210) 207-7898

**ANALYSIS:**

**Zoning:**

“C-2 ERZD MLOD” Commercial District, Edwards Recharge Zone and Military Lighting Overlay Districts

**Master Development Plans:**

MDP 48B Stone Oak, accepted on July 25, 2012

**Notices:**

To the present, staff has not received any written responses in opposition from the surrounding property owners.

**Aquifer Review:**

Protection and Evaluation Section of the San Antonio Water Systems (SAWS) reviewed the proposed project as indicated in the attached report (SAWS Aquifer Category Letter). Category 2 recharge features were observed on this site. The request meets all of the requirements for development over the recharge zone.

**Military Awareness Zone:**

This plan lies within the Camp Bullis 5-Mile Awareness Zone, the tract is less than ten (10) acres, and does not immediately abut the Camp Bullis or Camp Stanley installations. Therefore, the Military Installation's review was not applicable in accordance with the executed Memorandum of Understanding (MOU).

**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 and Subdivision Plat that consists of 7.515 acre tract of land, which proposes one (1) non-single-family residential lot.