City of San Antonio

Agenda Memorandum

File Number: 17-4089

Agenda Item Number: 4.

Agenda Date: 7/12/2017

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:
Stone Oak Storage   160435

SUMMARY:
Request by Curtis Davidson, owner of Davaus Three, LP, for approval to plat and subdivide a tract of land to establish Stone Oak Storage Subdivision, generally located southwest of the intersection of Stone Oak Parkway and Estate Hill Drive. Staff recommends Approval.   (Matthew Ozuna, Planner, (210) 207-7898, matthew.j.ozuna@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:
Council District: 9
Filing Date: February 18, 2015
Owner: Curtis Davidson, owner of Davaus Three, LP
Engineer/Surveyor: Big Red Dog Engineering, Consulting
Staff Coordinator: Matthew Ozuna, Planner, (210) 207-7898

ANALYSIS:
Zoning:
"C-3 ERZD" Commercial District, Edwards Recharge Zone

Master Development Plans:
MDP 564-A, Worldcom, accepted on March 28, 2012

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 (SAWS Aquifer Category Letter). Category 1 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 Subdivision Plat that consists of 4.982 acre tract of land, which proposes four (4) non-single-family residential lots.