



City of San Antonio

Agenda Memorandum

File Number:18-4302

Agenda Item Number: 5.

Agenda Date: 8/22/2018

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Luxe at La Cantera MPCD 160571

SUMMARY:

Request by Matthew J. Hiles, AIRW 2016-6, L.P., for approval to replat and subdivide a tract of land to establish Luxe at La Cantera MPCD Subdivision, generally located northeast of the intersection of La Cantera Parkway and Resort Drive. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: 8
Filing Date: August 17, 2018
Owner: Matthew J. Hiles, AIRW 2016-6, L.P.
Engineer/Surveyor: Macina, Bose, Copeland & Associates, Inc.
Staff Coordinator: Jose Garcia, Planner, (210) 207-8268

ANALYSIS:

Zoning:

“MPCD MSAO ERZD” Master Planned Unit Development, Military Sound Attenuation District, Edwards Recharge Zone District

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). There is one sensitive geologic feature (S-1) a sinkhole, is proposed to be buffered with a 90 foot zone. 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 and Subdivision Plat that consists of a 46.161 acre tract of land, which proposes two (2) non-single-family residential lots.