



# City of San Antonio

## Agenda Memorandum

**File Number:**19-6706

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**Agenda Item Number:** 13.

**Agenda Date:** 9/11/2019

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**SUBJECT:**

Coronado Subdivision Unit 2 Enclave 19-11800054

**SUMMARY:**

Request by Robert W. Witte, HT Stone Oak, Land Limited Partnership, for approval to replat a tract of land to establish Coronado Subdivision Unit 2 (Enclave), generally located northwest of the intersection of Denali and Bear River. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

Council District: ETJ  
Filing Date: August 20, 2019  
Owner: Robert W. Witte, HT Stone Oak, Land Limited Partnership  
Engineer/Surveyor: KFW, Engineers & Surveying  
Staff Coordinator: Martha Bernal, Senior Planner, (210) 207-0210

**ANALYSIS:**

**Zoning:**

The proposed plat is located outside the city limits of San Antonio, therefore zoning is not applicable.

**Master Development Plans:**

MDP 13-00037, Coronado Subdivision, accepted on August 14, 2014.

**Notices:**

To the present, staff has not received any 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 0.334 acre tract of land, which proposes two (2) single-family residential lots.