



# City of San Antonio

## Agenda Memorandum

**File Number:**20-2057

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**Agenda Item Number:** 10.

**Agenda Date:** 2/26/2020

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**SUBJECT:**

Woller Road Subdivision 19-11800249

**SUMMARY:**

Request by Bart Swider, Chesmar Homes, for approval to subdivide a tract of land to establish Woller Road Subdivision, generally located southwest of the intersection of Woller Road and Hausman Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

Council District: 8  
Filing Date: February 13, 2020  
Owner: Bart Swider, Chesmar Homes  
Engineer/Surveyor: KFW Engineers and Surveyors  
Staff Coordinator: Chris McCollin, Senior Planner, (210) 207-5014

**ANALYSIS:**

**Zoning:**

“PUD MF-18 ERZD” Planned Unit Development Limited Density Multi-Family 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). No significant recharge features were observed on this site. The request meets all of the requirements for development over the recharge zone.

**Military Awareness Zone:**

The subject property lies within the JBSA Camp Bullis Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City’s Office of Military Affairs and the 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 Subdivision Plat that consists of 9.49 acre tract of land, which proposes seventy two (72) single-family residential lots and four (4) non-single family residential lots, and approximately one thousand seven hundred fifty four (1,754) linear feet of public streets.