



City of San Antonio

Agenda Memorandum

File Number:21-4331

Agenda Item Number: 2.

Agenda Date: 6/23/2021

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Duke 281 Tract 19-11800522

SUMMARY:

Request by Michael Sarno AMFP V. Durrington Ridge LLC, AMFP V TX Comm LLC, Durrington Series, for approval to subdivide a tract of land to establish Duke 281 Tract, generally located southwest of the intersection of Stone Oak Parkway and U.S. Highway 281. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: 9

Filing Date: June 4, 2021

Owner: Michael Sarno AMFP V. Durrington Ridge LLC, AMFP V TX Comm LLC, Durrington Series

Engineer/Surveyor: Pape-Dawson Engineers

Staff Coordinator: Nicole Salinas, Planner, (210) 207-8264

ANALYSIS:

Zoning:

“MF-33” Multi-Family District and “C-3” General Commercial 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. 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 Camp Bullis Military 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 22.086 acre tract of land, which proposes four (4) non-single-family residential lots.