



# City of San Antonio

## Agenda Memorandum

**File Number:**15-1875

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**Agenda Item Number:** 4.

**Agenda Date:** 3/11/2015

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**SUBJECT:**

Campanas, Phase 5 (Enclave) 130415

**SUMMARY:**

Request by John K. Pierret, Forestar (USA) Real Estate Group, for approval to subdivide a tract of land to establish Campanas, Phase 5 (Enclave) Subdivision, generally located north of the intersection of Reposo and Estacado. Staff recommends Approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

Council District: ETJ

Filing Date: February 24, 2015

Owner: John K. Pierret, Forestar (USA) Real Estate Group

Engineer/Surveyor: Pape Dawson Engineers, Inc.

Staff Coordinator: Larry Odis, 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 13-00024, Cibolo Canyons, accepted on December 5, 2013

**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(d) the Planning Commission must approve Plats that conform to the Code.

**RECOMMENDATION:**

Approval of a Subdivision Plat that consists of 13.998 acre tract of land, which proposes twenty-nine (29) single-family residential lots, seven (7) non-single-family residential lots, and approximately one thousand seven hundred eighty-nine (1,789) linear feet of private streets.