



City of San Antonio

Agenda Memorandum

File Number:15-2047

Agenda Item Number: 19.

Agenda Date: 3/25/2015

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Canyon View Subdivision, Unit 1 PUD & Enclave 140384

SUMMARY:

Request by Elliot Jones, M/I Homes of San Antonio, LLC, for approval to subdivide a tract of land to establish Canyon View Subdivision, Unit 1 PUD & Enclave, generally located northeast of the intersection of Stone Oak Parkway and Hardy Oak Boulevard. Staff recommends Approval. (Juanita B. Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: 9
Filing Date: February 23, 2015
Owner: Elliot Jones, M/I Homes of San Antonio, LLC
Engineer/Surveyor: M.W. Cude Engineers, LLC.
Staff Coordinator: Juanita B. Romero, Planner, (210) 207-8264

ANALYSIS:

Zoning:

"PUD" R-6" Planned Unit Development Single-Family Residential

Master Development Plans:

PUD 14-00003.00, Canyon View Subdivision, PUD, approved on July 22, 2014

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 15.434 acre tract of land, which proposes forty-nine (49) single-family residential lots, one (1) non-single-family lots and approximately two thousand three hundred and seven (2307) linear feet of private streets.