



City of San Antonio

Agenda Memorandum

File Number:15-4251

Agenda Item Number: 8.

Agenda Date: 8/12/2015

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Overlook Town Center Unit 1 140552

SUMMARY:

Request by William G. Jones, 281 Overlook Parkway Partners, L.P., for approval to subdivide a tract of land to establish Overlook Town Center Subdivision Unit 1, generally located on the southeast of Bulverde and US Highway 281. Staff recommends Approval. (Andrew Martinez, Planner, (210) 207-7898, Andrew.martinez2@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District:

Filing Date: July 13, 2015

Owner: William G. Jones, 281 Overlook Parkway Partners, L.P.

Engineer/Surveyor: IDS Engineering Group.

Staff Coordinator: Andrew Martinez, Planner, (210) 207-7898

ANALYSIS:

Zoning:

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

Master Development Plans:

MDP 14-00023 Overlook Town Center, accepted January 16, 2015.

FEMA Study:

It is noted that no building permits will be issued until a FEMA LOMR flood plain study is prepared and approved by FEMA CLOMR15 - 06 - 3653R.

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 Camp Bullis 5-Mile Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the Camp Bullis 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 17.67 acre tract of land, which proposes a road right of way with utility easements, and approximately three thousand fifty seven (3957) linear feet of public streets.