



City of San Antonio

Agenda Memorandum

File Number:15-4280

Agenda Item Number: 19.

Agenda Date: 8/12/2015

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Cornerstone NW Military Campus (PUD) 150334

SUMMARY:

Request by Lloyd A. Denton Jr., Rogers 1604 Commercial, LTD., and Matthew Hagee, Global Evangelism, INC., for approval to replat and subdivide a tract of land to establish Cornerstone NW Military Campus (PUD) Subdivision, generally located northeast of the intersection of Northwest Military Drive and Calle Del Oro. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: 9

Filing Date: July 27, 2015

Owner:Lloyd A. Denton Jr., Rogers 1604 Commercial, and LTD. Matthew Hagee, Global Evangelism, INC.,

Engineer/Surveyor: Pape Dawson, Engineers

Staff Coordinator: Jose Garcia, Planner, (210) 207-8268

ANALYSIS:

Zoning:

“C2 ERZD MLOD AHOD” Commercial District, Edwards Recharge Zone District, Military Lighting Overlay District, and Airport Hazard Overlay District

“R6 PUD ERZD MLOD AHOD” Residential Single Family Planned Unit Development District, Edwards Recharge Zone District, Military Lighting Overlay District, and Airport Hazard Overlay District

Master Development Plans:

MDP 12-00014, Rogers Ranch, accepted on June 4, 2014

PUD 13-00013.01, Cornerstone N.W. Military Subdivision, PUD, approved on August 12, 2015

Notices:

To the present, staff has not received any written responses in opposition from the surrounding property owners.

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 [#1505004]). 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.

- The proposed project will comply with the UDC's Military Lighting Overlay Zoning District (MLOD-1) regulations.

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 Replat and Subdivision Plat that consists of 36.96 acre tract of land, which proposes one (1) non-single-family residential lot.