



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: August 14, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 9

SUBJECT:

LAND-PLAT-23-11800474 (Stone Oak Mercantile Subdivision)

SUMMARY:

Request by Benjamin Dreszer, Canyon Golf JV Developers, LTD, for approval to replat and subdivide a tract of land to establish Stone Oak Mercantile Subdivision, generally located northwest of the intersection of Stone Oak Parkway and Canyon Golf Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: 9

Filing Date: July 15, 2024

Owner: Benjamin Dreszer, Canyon Golf JV Developers, LTD

Engineer/Surveyor: Macina, Bose, Copeland & Associates, INC.
Staff Coordinator: Stephanie Leef, Planner, (210)-207-8270

ANALYSIS:

Zoning: "C-2" Commercial District
Master Development Plan: NA
Acreage: 9.644
Number of Residential Lots: 0
Number of Non-Residential Lots: 5
Linear Feet of Streets: 0
Street Type: NA

ISSUE:

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 (SAWS Aquifer letter attached). 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 a recognized Military Notification Area (MNA). In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the appropriate Military Installation were notified.

ALTERNATIVES:

Per State Law, Section 212.009 and Unified Development Code (UDC), Section 35-432(e), the Planning Commission must approve plats that conform to state law and the Unified Development Code.

RECOMMENDATION:

Staff recommends Approval.