



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: May 8, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 9

SUBJECT:

LAND-PLAT-23-11800320 (Steubing Unit 14)

SUMMARY:

Request by Carson Trainer, Chesmar Homes, for approval to subdivide a tract of land to establish Steubing Unit 14 Subdivision, generally located east of the intersection of Stone Oak Parkway and Huebner Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: 9

Filing Date: April 25, 2024

Owner: Carson Trainer, Chesmar Homes

Engineer/Surveyor: Pape-Dawson Engineers

Staff Coordinator: Stephanie Leef, Planner, (210)-207-8270

ANALYSIS:

Zoning: "MPCD" Master Planned Community District

Master Development Plan: 17-00001, Classen Steubing, accepted on January 19, 2018

Acreage: 20.955

Number of Residential Lots: 1

Number of Non-Residential Lots: 0

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.