



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 8

SUBJECT:

LAND-PLAT-22-11800552 (Piedmont)

SUMMARY:

Request by Chris Lynch, Authorized Agent for Brighton Homes, Ltd., a Texas Limited Partnership, by Brightland Homes 1, Inc., for approval to replat and subdivide a tract of land to establish Piedmont Subdivision, generally located northeast of the intersection of South Hausman Road and Prue Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: 8

Filing Date: July 23, 2024

Applicant/Owner: Chris Lynch, Authorized Agent for Brighton Homes, Ltd., a Texas Limited Partnership, by Brightland Homes 1, Inc.

Engineer/Surveyor: BGE, Inc.

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

ANALYSIS:

Zoning: "R-6 ERZD" Residential Single-Family and Edwards Recharge Zone District

Acreage: 16.140

Number of Residential Lots: 76

Number of Non-Residential Lots: 5

Linear Feet of Streets: 2,789

Street Type: Public

ISSUE:

This plat does not include any requests for a variance and conforms to the state law and the Unified Development Code (UDC).

Notices: 64 notices mailed to property owners within 200 feet of area being replatted.

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.

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.