



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: May 14, 2025

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 9

SUBJECT:

LAND-PLAT-25-11800064 (914 Campanile Replat)

SUMMARY:

Request by Walter G. Busby and Deann L. Busby for approval to replat and subdivide a tract of land to establish 914 Campanile Replat Subdivision, generally located northeast of the intersection of Blanco Road and Huebner Road. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.Esparza@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: 9

Filing Date: April 14, 2025

Owner: Walter G. Busby and Deann L. Busby

Engineer/Surveyor: Ward, Getz & Associates, LLC

Staff Coordinator: Sarah Esparza, Senior Planner, (210)-207-3339

ANALYSIS:

Zoning: "R-6" Residential Single-Family District

Master Development Plan: PUD 06-017, The Pinnacle Unit-2, accepted on July 12, 2006.

Acreage: 0.6199

Number of Residential Lots: 1

Number of Non-Residential Lots: 0

Linear Feet of Streets: 0

Street Type: NA

ISSUE:

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

Notices: 14 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.

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.