



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: January 25, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:

Sonoma Multifamily 21-11800387

SUMMARY:

Request by Michael M. Fulton II, FDG Sonoma, LLC, for approval to subdivide a tract of land to establish Sonoma Multifamily, generally located northeast of the intersection of Farm-to-Market Road 1560 and Sonoma Parkway. Staff Recommends Approval. (Isaac Levy, Senior Planner, 210-207-2736, Isaac.Levy@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: 8

Filing Date: January 5, 2023

Applicant/Owner: Michael M. Fulton II, FDG Sonoma, LLC

Engineer/Surveyor: Pape-Dawson Engineering

Staff Coordinator: Isaac Levy, Senior Planner, 210-207-2736

ANALYSIS:

Zoning: “MF-18” Limited Density Multi-Family District

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 (ATTACHMENT #201869). 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:

Approval of a subdivision plat that consists of 33.769 tract of land, which proposes one (1) non-single family residential lot.