



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-5047  
**Type:** Staff Briefing - Without Ordinance  
**In control:** Planning Commission

**On agenda:** 9/28/2016

**Title:** 160342: Request by Chad Nugent, Ladera I, LLC, for approval to subdivide a tract of land to establish Ladera, Unit-1C (Enclave) Subdivision, generally located west of State Highway 211 and north of US Highway 90. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Final Plat 160342

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**DEPARTMENT:** Development Services

**SUBJECT:**  
Ladera, Unit-1C (Enclave) 160342

**SUMMARY:**  
Request by Chad Nugent, Ladera I, LLC, for approval to subdivide a tract of land to establish Ladera, Unit-1C (Enclave) Subdivision, generally located west of State Highway 211 and north of US Highway 90. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**  
 Council District: ETJ  
 Filing Date: September 12, 2016  
 Owner: Chad Nugent, Ladera I, LLC  
 Engineer/Surveyor: Pape Dawson, Engineers  
 Staff Coordinator: Martha Bernal, Planner, (210) 207-0210

**ANALYSIS:**  
**Zoning:**  
 The proposed plat is located outside the city limits of San Antonio, therefore zoning is not applicable.

**Master Development Plans:**  
 MDP 14-00029, Felder Tract, approved on February 17, 2015

**ALTERNATIVE ACTIONS:**

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

**RECOMMENDATION:**

Approval of a Subdivision Plat that consists of 22.513 acre tract of land, which proposes seven-six (76) single-family residential lots, two (2) non-single-family residential lots and approximately one thousand nine hundred thirty-four (2,704) linear feet of private streets.