



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-5841

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 11/18/2015

**Title:** 150301: Request by Lloyd A. Denton Jr., Rogers 1604 Commercial, LTD., for approval to subdivide a tract of land to establish Salado Creek Commercial, Unit-1 Subdivision, generally located northeast of the intersection of North West Military Highway and Highway Loop 1604. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Salado Creek Commercial, Unit-1 Plat-Final, 2. Aquifer Protection Approval-SAWS

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**SUBJECT:**  
Salado Creek Commercial, Unit-1 150310

**SUMMARY:**  
Request by Lloyd A. Denton Jr., Rogers 1604 Commercial, LTD., for approval to subdivide a tract of land to establish Salado Creek Commercial, Unit-1 Subdivision, generally located northeast of the intersection of North West Military Highway and Highway Loop 1604. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

Council District: 9

Filing Date: November 2, 2015

Owner: Lloyd A. Denton, Jr, Rogers 1604 Commercial, LTD.

Engineer/Surveyor: Pape Dawson, Engineers

Staff Coordinator: Juanita Romero, Planner, (210) 207-8264

**ANALYSIS:**

**Zoning:**  
"C-2" Commercial District

**Master Development Plans:**  
MDP 14-00014, Rogers Ranch, approved on June 4, 2014

**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 2). No significant recharge features were observed on this site. The request meets all of the requirements for development over the recharge zone.

**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 4.881 acre tract of land, which proposes two (2) non-single-family residential lots, and approximately nine hundred and thirty-five (935) linear feet of public streets.