



City of San Antonio

Legislation Details (With Text)

File #: 16-5728
Type: Staff Briefing - Without Ordinance
In control: Planning Commission
On agenda: 11/18/2016
Title: 160562: Request by Lloyd A. Denton, Jr., Rogers Shavano Ranch Ltd., for approval to subdivide a tract of land to establish Ridge Chase at De Zavala Subdivision, generally located along the southeast intersection of Ridge Chase and De Zavala Road. Staff recommends Approval. (Martha E. Bernal, Planner, (210) 207-8264, Martha.Bernal@sanantonio.gov, Development Services Department)
Sponsors:
Indexes:
Code sections:
Attachments: 1. 160562 Signed Plat1, 2. 160562 SAWS Aquifer Approval

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

SUBJECT:
Ridge Chase at De Zavala 160562

SUMMARY:
Request by Lloyd A. Denton, Jr., Shavano/LDR No. 4, Commercial Partnership, Ltd. for approval to subdivide a tract of land to establish Ridge Chase at De Zavala Subdivision, generally located along the southeast intersection of Ridge Chase and De Zavala Road. Staff recommends Approval. (Martha E. Bernal, Planner, (210) 207-8264, Martha.Bernal@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:
Council District: 8
Filing Date: October 31, 2016
Owner: Lloyd A. Denton, Jr., Shavano/LDR No. 4, Commercial Partnership, Ltd.
Engineer/Surveyor: KFW Engineers & Surveying
Staff Coordinator: Martha E. Bernal, Planner, (210) 207-0210

ANALYSIS:
Zoning:
“C 3 ERZD” General Commercial District, Edward’s Recharge Zone District

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 3.007 acre tract of land, which proposes six (6) non-single-family residential lots.