



# City of San Antonio

## Agenda Memorandum

**File Number:**16-5047

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**Agenda Item Number:** 12.

**Agenda Date:** 9/28/2016

**In Control:** Planning Commission

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**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.