



# City of San Antonio

## Agenda Memorandum

**File Number:**15-3919

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**Agenda Item Number:** 3.

**Agenda Date:** 7/8/2015

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**SUBJECT:**

Bulverde Rd. At Roseheart 140459

**SUMMARY:**

Request by Naty Saidoff, Capital Foresight, LP., for approval to subdivide a tract of land to establish Bulverde Rd. At Roseheart Subdivision, generally located at the northeast corner of Bulverde Road and Roseheart. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

Council District: 10  
Filing Date: June 24, 2015  
Owner: Naty Saidoff, Capital Foresight, LP.  
Engineer/Surveyor: Macina Bose Copeland & Associates, Inc.  
Staff Coordinator: Richard Carrizales, Planner, (210) 207-8050

**ANALYSIS:**

**Zoning:**

“C-2 ERZD R-5 PC-1” Commercial Edwards Recharge Zone Single-Family Residential District Corridor Overlay

**Master Development Plans:**

MDP 706-A, Steubing Estate North, accepted on January 31, 2002

**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 7.662 acre tract of land, which proposes three (3) non-single-family residential lots.