



# City of San Antonio

## Agenda Memorandum

**File Number:**15-4116

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**Agenda Item Number:** 4.

**Agenda Date:** 7/22/2015

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**SUBJECT:**

Ladera Unit 1B (Enclave) 140493

**SUMMARY:**

Request by Chad Nugent, Ladera, LLC, for approval of a subdivision plat to establish Ladera, Unit - 1B (Enclave) Subdivision, generally located northwest of Groesenbacher and State Highway 211. Staff recommends Approval. (Andrew Martinez, Planner, (210) 207-7898, Andrew.martinez2@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

Council District: ETJ  
Filing Date: July 7, 2015  
Owner: Chad Nugent, Ladera, LLC  
Engineer/Surveyor: Pape Dawson Engineers, Inc.  
Staff Coordinator: Andrew Martinez, Planner, (210) 207-7898

**ANALYSIS:**

**Zoning:**

The proposed plat is located outside the city limits of San Antonio; therefore, zoning is not applicable.

**Master Development Plan:**

MDP 14-00029, Felder Tract, accepted 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 24.049 acre tract of land, which proposes sixty three (63) single family residential lots.