



# City of San Antonio

## Agenda Memorandum

**File Number:**  
**{{item.tracking\_number}}**

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**Agenda Item Number:** {{item.number}}

**Agenda Date:** November 15, 2023

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 9

**SUBJECT:**

LAND-PLAT-23-11800211 (De La Salle Subdivision)

**SUMMARY:**

Request by P.J. Pfeifer, Pape-Dawson Engineers, for approval to replat and subdivide a tract of land to establish De La Salle Subdivision, generally located northwest of the intersection of Bulverde Road and East Evans Road. Staff recommends Approval. (Victoria Rodriguez, Planner, (210)-207-8302, Victoria.Rodriguez@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** 9

**Filing Date:** October 19, 2023

**Applicant/Owner:** P.J. Pfeifer, Pape-Dawson Engineers

**Engineer/Surveyor:** Pape-Dawson Engineers

**Staff Coordinator:** Victoria Rodriguez, Planner, (210)-207-8302

**ANALYSIS:**

**Zoning:** "C-2 ERZD" Commercial Edwards Recharge Zone District

**Master Development Plan:** NA

**Acreage:** 2.406

**Number of Residential Lots:** 0

**Number of Non-Residential Lots:** 3

**Linear Feet of Streets:** NA

**Street Type:** NA

**ISSUE:**

**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 (SAWS Aquifer letter attached). No significant recharge features were observed on this site. The request meets all of the requirements for development over the recharge zone.

**ALTERNATIVES:**

Per State Law, Section 212.009 and Unified Development Code (UDC), Section 35-432(e), the Planning Commission must approve plats that conform to state law and the Unified Development Code.

**RECOMMENDATION:**

Staff recommends Approval.