



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: March 12, 2025

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 9

SUBJECT:

LAND-PLAT-24-11800487 (Hidden Canyon Subdivision Unit 2A P.U.D. Replat)

SUMMARY:

Request by David Rittenhouse, PHSA - Hidden Canyon 29 LLC, for approval to replat a tract of land to establish Hidden Canyon Subdivision Unit 2A P.U.D. Replat, generally located directly east of the termination of Mesa Canyon. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-0111, Amariah.Williams@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: 9

Filing Date: December 5, 2024

Applicant/Owner: David Rittenhouse, PHSA – Hidden Canyon 29, LLC

Engineer/Surveyor: M.W. Cude Engineers LLC

Staff Coordinator: Amariah Williams, Planner, (210)-207-0111

ANALYSIS:

Zoning: "R-6" Residential Single-Family District

Master Development Plan: MDP# 390-G, Hidden Canyon Subdivision, accepted on April 20, 2012.

Acreage: 0.117

Number of Residential Lots: 0

Number of Non-Residential Lots: 0

Linear Feet of Streets: 0

Street Type: N/A

ISSUE:

This plat does not include any requests for a variance and conforms to the state law and the Unified Development Code (UDC).

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.

Military Awareness Zone: The subject property lies within a recognized Military Notification Area (MNA). In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the appropriate Military Installation were notified.

Notices: 13 notices mailed to property owners within 200 feet of area being replatted.

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.