



# City of San Antonio

## Agenda Memorandum

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

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

**Agenda Date:** August 14, 2024

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Amin Tohmaz, Interim Director

**COUNCIL DISTRICTS IMPACTED:** District 9

**SUBJECT:**

LAND-PLAT-23-11800403 (Evans/Bulverde Unit-2)

**SUMMARY:**

Request by P.J. Pfeiffer, SWCBE, Ltd., for approval to replat a tract of land to establish Evans/Bulverde Unit-2, generally located southwest of the intersection of Evans Road and Bulverde Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** 9

**Filing Date:** July 19, 2024

**Applicant/Owner:** P.J. Pfeiffer, SWCBE, Ltd.

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

**Staff Coordinator:** Jose Garcia, Senior Planner, (210) 207-8268

**ANALYSIS:**

**Zoning:** : “C-2 Commercial District, “C-3” General Commercial District and “ERZD” Edwards Recharge Zone District

**Master Development Plan:** # 268-C, Encino Park POADP, accepted on October 8, 2000.

**Acreage:** 13.112

**Number of Residential Lots:** 0

**Number of Non-Residential Lots:** 5

**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).**

**Notices: 54 notices mailed to property owners within 200 feet of area being replatted.**

**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.