



# City of San Antonio

## Agenda Memorandum

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

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

**Agenda Date:** February 23, 2022

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 10

**SUBJECT:**

Bulverde Oak Gold Canyon 20-11800035

**SUMMARY:**

Request by Gil Berkovich, Alamar SA, LLC, for approval to subdivide a tract of land to establish Bulverde Oaks Gold Canyon Subdivision, generally located northeast of the intersection of Loop 1604 and Bulverde Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

**Council District:** 10

**Filing Date:** February 15, 2022

**Applicant/Owner:** Gil Berkovich, Alamar SA, LLC

**Engineer/Surveyor:** Westwood Professional Services, Inc.

**Staff Coordinator: Nicole Salinas, Senior Planner, 210-207-8264**

**ANALYSIS:**

**Zoning: “C-2” Commercial District**

**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 (ATTACHMENT #3). 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:**

Approval of a Subdivision plat that consists of 2.8935 acre tract of land, which proposes one (1) non-single family residential lot and approximately five hundred forty-nine (549) linear feet of public streets.