



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: March 23, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:

Shavano Retail Center Lot 5 Replat 21-11800492

SUMMARY:

Request by Lloyd A Denton, Jr., Shavano/LDR No. 4 Commercial Partnership, LTD, for approval to replat and subdivide a tract of land to establish Shavano Retail Center Lot 5 Replat Subdivision, generally located southeast of the intersection of De Zavala Road and Indian Woods. Staff recommends Approval. (Josh Orton, Senior Planner, (210) 207-7945, Joshua.Orton@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: 8

Filing Date: March 3, 2022

Applicant/Owner: Lloyd A Denton, Jr., Shavano/LDR NO. 4 Commercial Partnership, LTD

Engineer/Surveyor: Pape Dawson Engineers

Staff Coordinator: Josh Orton, Senior Planner, (210) 210-7945

ANALYSIS:

Zoning: “C-2 S ERZD” “C-3 ERZD” Commercial Edwards Recharge Zone District with a Specific Use Authorization for a Carwash and General Commercial Edwards Recharge Zone 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 # 1). 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

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 Replat and Subdivision plat that consists of 3.780 acre tract of land, which proposes two (2) non-single family residential lots.