



# City of San Antonio

## Agenda Memorandum

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

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

**Agenda Date:** April 27, 2022

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

Highpoint Unit -2E 21-11800504

**SUMMARY:**

Request by Chad Nugent, Ladera I, LLC, for approval to replat and subdivide a tract of land to establish Highpoint Unit-2E Subdivision, generally located northwest of the intersection of State Highway 211 and West Groesenbacher Road. Staff recommends Approval. (Isaac Levy, Planner, 210-207-2736, [Isaac.Levy@sanantonio.gov](mailto:Isaac.Levy@sanantonio.gov), Development Services Department)

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** April 1, 2022

**Applicant/Owner:** Chad Nugent, Ladera I, LLC

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

**Staff Coordinator:** Isaac Levy, Planner, 210-207-2736

**ANALYSIS:**

**Zoning:** The proposed plat is located outside the city limits of San Antonio; therefore, zoning is not applicable.

**Master Development Plan:** MDP-14-00029.00, Felder Tract, accepted on February 17, 2015.

**ISSUE:**

**Notices:** To the present, staff has not received any written responses in opposition from the surrounding property owners.

**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 26.247 acre tract of land, which proposes one-hundred three (103) of single-family residential lots, two (2) non-single family residential lots, and approximately three thousand one hundred twenty (3,120) linear feet of public streets.