



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: February 8, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:

Alamar Subdivision 21-11800143

SUMMARY:

Request by Gil Berkovich, Alamar SA, LLC, for approval to subdivide a tract of land to establish Alamar Subdivision, generally located southeast of the intersection of Bulverde Road and Gold Canyon Road. Staff recommends Approval. Staff Recommends Approval. (Isaac Levy, Senior Planner, 210-207-2736, Isaac.Levy@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: 10

Filing Date: January 24, 2023

Applicant/Owner: Gil Berkovich, Alamar SA, LLC

Engineer/Surveyor: Westwood Professional Services Inc.

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

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 #2417 & #2425). 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 91.207 acre tract of land, which proposes two (2) non-single family residential lots.