



# City of San Antonio

## Agenda Memorandum

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

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

**Agenda Date:** January 12, 2022

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

The Heights North, Unit 4A (Enclave) 120-11800473

**SUMMARY:**

Request by Bruce C. Petersen, La Cantera Development Company, LLC, for approval to subdivide a tract of land to establish The Heights North, Unit 4A (Enclave) Subdivision, generally located northwest of the intersection of Interstate 10 and La Cantera Parkway. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, [Nicole.Salinas@sanantonio.gov](mailto:Nicole.Salinas@sanantonio.gov), Development Services Department)

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** January 4, 2022

**Applicant/Owner:** Bruce C. Petersen, La Cantera Development Company, LLC

**Engineer/Surveyor: Pape-Dawson Engineers**  
**Staff Coordinator: Nicole Salinas, Senior Planner, 210-207-8264**

**ANALYSIS:**

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

**Master Development Plan:** POADP #237, La Cantera, accepted on January 11, 1995.

**ISSUE:**

**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.

**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 3.152 acre tract of land, which proposes approximately two thousand two hundred eighty-eight (2,288) linear feet of private streets.