



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: July 13, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 9

SUBJECT:

Ridgeline Multi-Family 21-11800310

SUMMARY:

Request by Lloyd A. Denton, JR., Rogers 1604 Commercial, LTD., for approval to replat and subdivide a tract of land to establish Ridgeline Multi-Family Subdivision, generally located northeast of the intersection of Loop 1604 and Northwest Military Highway. Staff recommends Approval. (Elizabeth Neff, Planner, 210-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: 9

Filing Date: June 21, 2022

Applicant/Owner: Lloyd A. Denton, JR., Rogers 1604 Commercial, LTD.

Engineer/Surveyor: Pape Dawson Engineers

Staff Coordinator: Elizabeth Neff, Planner, 210-207-0119

ANALYSIS:

Zoning: “C-2 ERZD” Commercial Edwards Recharge Zone District

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 Replat and Subdivision plat that consists of 14.701 acre tract of land, which proposes two (2) non-single family residential lots.