



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: April 9, 2025

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

LAND-PLAT-23-11800343 (Elizondo Subdivision Unit 3)

SUMMARY:

Request by Michael Copeland, Forestar (USA) Real Estate Group INC., for approval to subdivide a tract of land to establish Elizondo Subdivision Unit 3, generally located southeast of Interstate Highway 10 and Farm to Market Road 1518. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.Esparzal@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: March 26, 2025

Applicant/Owner: Michael Copeland, Forestar (USA) real Estate Group INC.

Engineer/Surveyor: Colliers Engineering & Design

Staff Coordinator: Sarah Esparza, Senior Planner, (210)-207-3339

ANALYSIS:

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

Master Development Plan: LAND-MDP-21-11100009, Elizondo Subdivision, accepted on July 09, 2021.

Number of Residential Lots: 106

Number of Non-Residential Lots: 2

Linear Feet of Streets: 3,150

Street Type: Public

ISSUE:

This plat does not include any requests for a variance and conforms to the state law and the Unified Development Code (UDC).

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:

Staff recommends Approval.