



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: October 23, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

LAND-PLAT-22-11800428 (Applewood, Units 9 & 10)

SUMMARY:

Request by Emiliano Guerrero, Forestar Real Estate Group Inc, for approval to subdivide a tract of land to establish Applewood, Units 9 & 10 Subdivision, generally located southwest of the intersection of Interstate Loop 1604 and US Highway 90. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: October 7, 2024

Owner: Emiliano Guerrero, Forestar Real Estate Group Inc

Engineer/Surveyor: Pape-Dawson Engineers

Staff Coordinator: Clayton Wallace, Planning Coordinator, (210)-207-7980

ANALYSIS:

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

Master Development Plan: 20-11100044, Applewood Ranch accepted on January 14, 2021.

Acreage: 32.722

Number of Residential Lots: 113

Number of Non-Residential Lots: 3

Linear Feet of Streets: 7,356.39

Street Type: Public

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.

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.