



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: August 14, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

LAND-PLAT-23-11800464 (The Preserve at Annabelle Ranch)

SUMMARY:

Request by Mike Yantis Jr., JMYJR Beck P2, LLC, for approval to replat and subdivide a tract of land to establish The Preserve at Annabelle Ranch Subdivision, generally located southeast of the intersection of Ruth Lee Drive and Beck Road. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: July 23, 2024

Owner: Mike Yantis Jr., JMYJR Beck P2, LLC

Engineer/Surveyor: KCI Technologies, INC.

Staff Coordinator: Amiah Parson, Planner, (210)-207-5014

ANALYSIS:

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

Master Development Plan: NA

Acreage: 13.687

Number of Residential Lots: 21

Number of Non-Residential Lots: 3

Linear Feet of Streets: 1,872

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).

Notices: 8 notices mailed to property owners within 200 feet of area being replatted.

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.