



# 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.