



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: November 13, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED:

SUBJECT:

LAND-PLAT-22-11800743 (Hunter's Ridge Subdivision, Unit 5A)

SUMMARY:

Request by Emiliano Guerrero, Forestar Group INC, for approval to subdivide a tract of land to establish Hunter's Ridge Subdivision, Unit 5A Subdivision, generally located southeast of the intersection of Interstate Highway 10 and Freudenburg Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: October 29, 2024

Applicant/Owner: Emiliano Guerrero, Forestar Group INC

Engineer/Surveyor: KFW Engineers & Surveying
Staff Coordinator: Elizabeth Neff, Senior Planner, (210)-207-0119

ANALYSIS:

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

Master Development Plan: MDP #18-00026, Hunter's Ridge Subdivision, accepted on December 18, 2018.

Acreage: 19.78

Number of Residential Lots: 118

Number of Non-Residential Lots: 2

Linear Feet of Streets: 3,224

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).

FEMA Study: It is noted that no building permits will be issued until a FEMA CLOMR flood plain study is prepared and approved. In addition, a letter of map revision must be issued by FEMA indicating no 100-year flood plain encroachment exists on Lots 128, 129, and 903, Block 40, CB 5193. Elevation certificates for homes constructed on the above-mentioned lots shall be submitted to the City of San Antonio and Bexar County.

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.