



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: District 9

SUBJECT:

LAND-PLAT-22-11800706 (Bulverde Commercial)

SUMMARY:

Request by Lloyd A. Denton JR., 2021 FII Bulverde, LLC, for approval to replat and subdivide a tract of land to establish Bulverde Commercial Subdivision, generally located northwest of the intersection of US Highway 281 and Bulverde Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: 9

Filing Date: September 25, 2024

Applicant/Owner: Lloyd A. Denton JR., 2021 FII Bulverde, LLC

Engineer/Surveyor: Pape-Dawson Engineers
Staff Coordinator: Elizabeth Neff, Senior Planner, (210)-207-0119

ANALYSIS:

Zoning: “C-3” General Commercial District
Master Development Plan: NA
Acreage: 19.791
Number of Residential Lots: 0
Number of Non-Residential Lots: 6
Linear Feet of Streets: 0
Street Type: NA

ISSUE:

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

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.