



# City of San Antonio

## Agenda Memorandum

**File Number:**  
**{{item.tracking\_number}}**

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**Agenda Item Number:** {{item.number}}

**Agenda Date:** November 13, 2024

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Amin Tohmaz, Interim Director

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

LAND-PLAT-22-11800742 (Hunter's Ridge Subdivision, Unit 4C)

**SUMMARY:**

Request by Emiliano Guerrero, Forestar Group Inc., for approval to subdivide a tract of land to establish Hunter's Ridge Subdivision, Unit 4C, generally located southwest of the intersection of Mangosta Road and Nyala Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210)-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** November 4, 2024

**Applicant/Owner:** Emiliano Guerrero, Forestar Group Inc.

**Engineer/Surveyor:** KFW Engineers and Surveying

**Staff Coordinator:** Jose Garcia, Senior Planner, (210) 207-8268

## **ANALYSIS:**

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

**Master Development Plan:** 22-11100043, Hunter's Ridge, accepted on August 1, 2023

**Acreage:** 31.67

**Number of Residential Lots:** 137

**Number of Non-Residential Lots:** 1

**Linear Feet of Streets:** 4,054.42

**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).**

**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.

**Access:** Plat 22-11800776, Hunter's Ridge Subdivision Unit 4B, provides access to the proposed project subject to this request. Thus, this plat must be recorded prior to the proposed plat. Plat 22-11800742 may not be recorded until Plat 22-11800776 is recorded with the Bexar County Clerk's office.

## **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.