



# City of San Antonio

## Agenda Memorandum

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

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

**Agenda Date:** March 27, 2024

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

LAND-PLAT-22-11800177 (Stolte Ranch Unit 8)

**SUMMARY:**

Request by Emiliano Z. Guerrero, Forestar (USA) Real Estate Group Inc., for approval to subdivide a tract of land to establish Stolte Ranch Unit 8 Subdivision, generally located southwest of the intersection of Turtle Cross and Fox Oak. Staff recommends Approval. Staff recommends Approval. (Jose Garcia, Senior Planner, (210)-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** March 13, 2024

**Applicant/Owner:** Emiliano Z. Guerrero, Forestar (USA) Real Estate Group Inc.

**Engineer/Surveyor:** Pape-Dawson Engineers

**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:** MDP# 19-11800059, Stolte Ranch, accepted on November 12, 2020.

**Acreage:** 15.900

**Number of Residential Lots:** 66

**Number of Non-Residential Lots:** 2

**Linear Feet of Streets:** 2,522

**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).**

**Access:** LAND-PLAT-21-11800237, Stolte Ranch Unit 7, provides access to the proposed project subject to this request. Thus, this plat must be recorded prior to the proposed plat. LAND-PLAT-22-11800177 may not be recorded until LAND-PLAT-21-11800237 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.