



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: January 8, 2025

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: etj

SUBJECT:

LAND-PLAT-24-11800137 (Highland Estates Unit 5 (Enclave))

SUMMARY:

Request by Lloyd A. Denton Jr., SA Highland Estates Inc., for approval to subdivide a tract of land to establish Highland Estates Unit 5 (Enclave) Subdivision, generally located southwest of the intersection of east Borgfeld Drive and Bulverde Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: December 20, 2024

Owner: Lloyd A. Denton Jr., SA Highland Estates Inc.

Engineer/Surveyor: Pape Dawson Engineers
Staff Coordinator: Joslyn Fischer, Planner, (210)-207-8050

ANALYSIS:

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

Master Development Plan: 14-00032, Highland Estates, accepted on August 30, 2016.

Acreage: 38.262

Number of Residential Lots: 41

Number of Non-Residential Lots: 3

Linear Feet of Streets: 2,894.4011

Street Type: Private

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.