



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: December 13, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED:

SUBJECT:

LAND-PLAT-21-11800683 (Punta Verde Subdivision Unit 1)

SUMMARY:

Request by Victor Andonie, Orovest Holdings, LLC., for approval to subdivide a tract of land to establish Punta Verde Subdivision Unit 1 Subdivision, generally located southwest of the intersection of Green Road and Northeast Loop 1604. 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 21, 2023

Applicant/Owner: Victor Andonie, Orovest Holdings, LLC.

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: MDP# 21-11100040, Punta Verde, accepted on March 25, 2022.

Acreage: 26.90

Number of Residential Lots: 123

Number of Non-Residential Lots: 6

Linear feet of Streets: 2,959

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.

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.