



# City of San Antonio

## Agenda Memorandum

**File 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-22-11800708 (Shaenfield Road Commercial Center)

**SUMMARY:**

Request by Carlos Munoz and Mary Ann Munoz, for approval to subdivide a tract of land to establish Shaenfield Road Commercial Center Subdivision, generally located southeast of the intersection of Steubing Road and Shaenfield 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:** October 30, 2024

**Applicant/Owner:** Carlos Munoz and Mary Ann Munoz

**Engineer/Surveyor:** K Love Engineering

**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:** NA

**Acreage:** 2.90

**Number of Residential Lots:** 0

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

**Linear feet of Streets:** 0

**Street Type:** N/A

**ISSUE:**

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

**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.