



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: April 24, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

LAND-PLAT-22-11800568 (Gateway 10 Business Park – Phase 3)

SUMMARY:

LAND-PLAT-22-11800568: Request by Harry Ben Adams IV, MFP Foster Ranch LP and Gateway 10 Building 2, LLC, for approval to subdivide a tract of land to establish Gateway 10 Business Park – Phase 3 Subdivision, generally located northeast of the intersection of Interstate Highway 10 and North Foster Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: 2 and ETJ

Filing Date: April 3, 2024

Applicant/Owner: Harry Ben Adams IV, MFP Foster Ranch LP and Gateway 10 Building 2, LLC

Engineer/Surveyor: Pape-Dawson Engineers

Staff Coordinator: Elizabeth Neff, Senior Planner, (210)-207-0119

ANALYSIS:

Zoning: “BP” Business Park District and a portion of the proposed plat is located outside the city limits of San Antonio; therefore, zoning is not applicable within this area.

Master Development Plan: MDP #15-00024, Woodlake Farms Ranch, accepted on January 28, 2019.

Acreage: 56.710

Number of Residential Lots: 0

Number of Non-Residential Lots: 2

Linear Feet of Streets: 0

Street Type: NA

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.