



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: November 13, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 9

SUBJECT:

LAND-PLAT-22-11800673 (The Heights at Old Blanco Road PUD)

SUMMARY:

Request by Clay Schlinke, TTM Development LLC., for approval to subdivide a tract of land to establish The Heights at Old Blanco Road PUD Subdivision, generally located northwest of the intersection of Old Blanco Road and Longfield. Staff recommends Approval. (Jose Garcia, Senior Planner, (210)-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: 9

Filing Date: October 29, 2024

Applicant/Owner: Clay Schlinke, TTM Development LLC.

Engineer/Surveyor: Colliers Engineering and Design

Staff Coordinator: Jose Garcia, Senior Planner, (210) 207-8268

ANALYSIS:

Zoning: “RM-4 PUD” Residential Mixed Use and Planned Unit Development District

Master Development Plan: 21-11700002, Old Blanco Road PUD, accepted on August 24, 2021

Acreage: 3.98

Number of Residential Lots: 1

Number of Non-Residential Lots: 0

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).

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.