



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: April 23, 2025

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

LAND-PLAT-24-11800078 (Sereno Springs-Unit 1)

SUMMARY:

Request by Michael Copeland, Forestar (USA) Real Estate Group Inc., Israel Fogiel, 4 Sereno Investments, LTD. and Gregory L. Gibson, Schuwirth South Partners, LTD., for approval to subdivide a tract of land to establish Sereno Springs-Unit 1 Subdivision, generally located southeast of the intersection of Loop 1604 and Schuwirth Road. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.Esparza@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: April 4, 2025

Owner: Michael Copeland, Forestar (USA) Real Estate Group Inc., Israel Fogiel, 4 Sereno

Investments, LTD and Gregory L. Gibson, Schuwirth South Partners, LTD.

Engineer/Surveyor: Pape-Dawson Engineers

Staff Coordinator: Sarah Esparza, Senior Planner, (210)-207-3339

ANALYSIS:

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

Master Development Plan: 22-11100047, Schuwirth MDP, accepted on August 24, 2023.

Acreage: 22.713

Number of Residential Lots: 107

Number of Non-Residential Lots: 4

Linear Feet of Streets: 3150

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).

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.