



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: June 25, 2025

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

LAND-PLAT-24-11800270 (Frontera Parkway)

SUMMARY:

Request by Bart Koontz, KC Belgian Farms Land LLC, for approval to subdivide a tract of land to establish Frontera Parkway Subdivision, generally located northeast of the intersection of Interstate 35 and Somerset Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: 4

Filing Date: June 12, 2025

Owner: Bart Koontz, KC Belgian Farms Land LLC

Engineer/Surveyor: ESP Associates Inc.

Staff Coordinator: Stephanie Leef, Planner, (210)-207-8270

ANALYSIS:

Zoning: "I-1" General Industrial District

Master Development Plan: 24-11100034, Belgian Farms Industrial Park, accepted on June 6, 2025.

Acreage: 11.167

Number of Residential Lots: 0

Number of Non-Residential Lots: 0

Linear Feet of Streets: 157774.32

Street Type: Private

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.