City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: December 11, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED:

SUBJECT:

LAND-PLAT-22-11800778 (Grosenbacher Ranch Unit-7)

SUMMARY:

Request by Chesley I. Swann III, Milestone Grosenbacher Development, LTD., for approval to subdivide a tract of land to establish Grosenbacher Ranch Unit-7 Subdivision, generally located southeast of the intersection of Potranco Road and Grosenbacher Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ
Filing Date: November 22, 2024
Applicant/Owner: Chesley I. Swann III, Milestone Grosenbacher Development, LTD

Engineer/Surveyor: Pape-Dawson Engineers
Staff Coordinator: Elizabeth Neff, Senior Planner, (210)-207-0119

ANALYSIS:

Zoning: The proposed plat is located outside the city limits of San Antonio; therefore, zoning is not applicable.
Master Development Plan: MDP #20-11100049, Grosenbacher Ranch, accepted on March 1, 2022.
Acreage: 19.376
Number of Residential Lots: 83
Number of Non-Residential Lots: 3
Linear Feet of Streets: 2,480.6
Street Type: Public

ISSUE:

This plat does not include any requests for a variance and conforms to the state law and the Unifed 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.