



# City of San Antonio

## Agenda Memorandum

**File Number:**  
**{{item.tracking\_number}}**

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**Agenda Item Number:** {{item.number}}

**Agenda Date:** December 11, 2024

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Amin Tohmaz, Interim Director

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

LAND-PLAT-22-11800776 (Hunter's Ridge Subdivision, Unit 4B)

**SUMMARY:**

Request by Emiliano Guerrero, Forestar Group Inc., for approval to subdivide a tract of land to establish Hunter's Ridge Subdivision, Unit 4B, generally located southeast of the intersection of Freudenburg Road and Black Bear Ridge. Staff recommends Approval. (Jose Garcia, Senior Planner, (210)-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** December 2, 2024

**Applicant/Owner:** Emiliano Guerrero, Forestar Group Inc.

**Engineer/Surveyor:** KFW Engineers and Surveying

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

## **ANALYSIS:**

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

**Master Development Plan:** 16-00027, Hunter's Ranch Subdivision, accepted on May 12, 2017.

**Acreage:** 28.07

**Number of Residential Lots:** 142

**Number of Non-Residential Lots:** 2

**Linear Feet of Streets:** 5,246

**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).**

**Access:** LAND-PLAT-22-11800156, Hunter's Ranch Unit 4A, provides access to the proposed project subject to this request. Thus, this plat must be recorded prior to the proposed plat. LAND-PLAT-11800776 may not be recorded until LAND-PLAT-22-11800156 is recorded with the Bexar County Clerk's office.

**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.