



# City of San Antonio

## Agenda Memorandum

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

**Agenda Date:** October 9, 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-24-11800278 (Replat of Lots 37 & 38 Block 19 of Blackbuck Ranch Phase 1 Unit 5 PUD & Lot 36 Block 19 of Blackbuck Ranch Phase 1 Unit 4 PUD)

**SUMMARY:**

Request by Robert Day Goree, Kristen Lyn Goree Carlos Salas, and Christine R. Nimnicht for approval to replat a tract of land to establish Replat of Lots 37 & 38 Block 19 of Blackbuck Ranch Phase 1 Unit 5 PUD & Lot 36 Block 19 of Blackbuck Ranch Phase 1 Unit 4 PUD Subdivision, generally located at the southeast intersection of Kendall Canyon and Joshua Creek. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-0111, Amariah.Williams@sanantonio.gov, Development Services Department.)

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** June, 25, 2024

**Applicant/Owner:** Robert Day Goree, Kristen Lyn Goree Carlos Salas, and Christine R. Nimnicht  
**Engineer/Surveyor:** Matkin Hoover Engineering & Surveying  
**Staff Coordinator:** Amariah Williams, Planner, 210-207-0111

**ANALYSIS:**

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

**Master Development Plan:** MDP#16-0007.01, Blackbuck Ranch Phase 1 Major Amendment, February 26, 2018.

**Military Awareness Zone:** Camp Bullis

**Acreage:** 1.89

**Number of Residential Lots:** 2

**Number of Non-Residential Lots:** 0

**Linear Feet of Streets:** NA

**Street Type:** NA

**ISSUE:**

**Notices:** 21 notices mailed to property owners within 200 feet of area being replatted.

**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.