



# City of San Antonio

## Agenda Memorandum

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

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

**Agenda Date:** June 28, 2023

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 10

**SUBJECT:**

LAND-PLAT-22-11800058 (Toepperwein Tract Subdivision)

**SUMMARY:**

LAND-PLAT-22-11800058: Request by Mark Wolf, AHV Altura BFR Owner, LLC, for approval to subdivide a tract of land to establish Toepperwein Tract Subdivision, generally located northwest of the intersection of Toepperwein Road and Interstate Highway 35. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** 10

**Filing Date:** June 12, 2023

**Applicant/Owner:** Mark Wolf, AHV Altura BFR Owner, LLC

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

**Staff Coordinator:** Elizabeth Neff, Senior Planner, (210)-207-0119

**ANALYSIS:**

**Zoning:** “MF-33” Multi-Family District

**Master Development Plan:** N/A

**Acreage:** 51.155

**Number of Residential Lots:** 1

**Number of Non-Residential Lots:** N/A

**Linear Feet of Streets:** N/A

**Street Type:** N/A

**ISSUE:**

**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.