



# City of San Antonio

## Agenda Memorandum

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

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

**Agenda Date:** July 12, 2023

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 2

**SUBJECT:**

LAND-PLAT-21-11800414 (Loan Ranger Capital (IDZ))

**SUMMARY:**

Request by Robert Aguilar, Loan Ranger Capital Investments Reit, LLC, for approval to subdivide a tract of land to establish Loan Ranger Capital (IDZ) Subdivision, generally located northeast of the intersection of Interstate 10 and South Walters Street. Staff recommends Approval. (Nicole Salinas, Principal Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** 2

**Filing Date:** June 22, 2023

**Applicant/Owner:** Robert Aguilar, Loan Ranger Capital Investments Reit, LLC

**Engineer/Surveyor:** ISRO Engineering Service, P.L.L.C.  
**Staff Coordinator:** Nicole Salinas, Principal Planner, 210-207-8264

**ANALYSIS:**

**Zoning:** "IDZ" Infill Development Zone  
**Acreage:** 1.493  
**Number of Residential Lots:** 30  
**Number of Non-Residential Lots:** 1  
**Linear Feet of Streets:** 485  
**Street Type:** Private

**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.