



# City of San Antonio

## Agenda Memorandum

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

---

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

**Agenda Date:** July 12, 2023

**In Control:** Planning Commission Meeting

---

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

LAND-PLAT-23-11800198 (Gulf Shore Boulevard)

**SUMMARY:**

Request by John True, Bexar County ESD #1, for approval to subdivide a tract of land to establish Gulf Shore Boulevard Subdivision, generally located southeast of the intersection of Walzem Road and Congressional Boulevard. Staff recommends Approval. (Suzanna Marshall, Planner, (210)-207-7898, Suzanna.Marshall@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** June, 30, 2023

**Applicant/Owner:** John True, Bexar County ESD #1

**Engineer/Surveyor:** Moy Tarin Ramirez Engineers, LLC

**Staff Coordinator:** Suzann Marshall, Planner, (210)-207-7898

**ANALYSIS:**

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

**Acreage:** .365

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

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

**Linear Feet of Streets:** 297

**Street Type:** Public

**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.