



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: August 23, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

LAND-PLAT-21-11800858 (Punta Verde Commercial Phase 1)

SUMMARY:

Request by Victor Andonie, Punta Verde I, LLC, for approval to subdivide a tract of land to establish Punta Verde Commercial Phase 1 Subdivision, generally located southwest of the intersection of Loop 1604 and Interstate 10. Staff recommends Approval. (Nicole Salinas, Principal Planner, (210)-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: August 7, 2023

Applicant/Owner: Victor Andonie, Punta Verde I, LLC

Engineer/Surveyor: KFW Engineers and Surveying

Staff Coordinator: Nicole Salinas, Principal Planner, (210)-207-8264

ANALYSIS:

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

Master Development Plan: MDP #21-11100040, Punta Verde, accepted on March 25, 2022.

Acreage: 22.901

Number of Residential Lots: N/A

Number of Non-Residential Lots: 3

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.