



# City of San Antonio

## Agenda Memorandum

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

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

**Agenda Date:** August 23, 2023

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

LAND-PLAT-21-11800537 (Katzer Ranch Unit 3 & 4)

**SUMMARY:**

Request by name Patrick Carrigan-Smith, SA Katzer Ranch, LTD., for approval to subdivide a tract of land to establish Katzer Ranch Unit 3 & 4 Subdivision, generally located northwest of the intersection of North Graytown Road and Freudenburg Road. 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:** Patrick Carrigan-Smith, SA Katzer Ranch, LTD.

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

**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 #20-11100004, Katzer Subdivision, accepted on July 28, 2020.

**Acreage:** 26.566

**Number of Residential Lots:** 233

**Number of Non-Residential Lots:** 5

**Linear Feet of Streets:** 3,000

**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.