



# 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-23-11800010 (Hunter's Ridge Subdivision Unit 2)

**SUMMARY:**

Request by Emiliano Guerrero, Forestar USA Real Estate Group, Inc., for approval to replat a tract of land to establish Hunter's Ridge Subdivision Unit 2, generally located southeast of the intersection of IH10 East and Freudenberg Road. Staff recommends Approval. (Tiffany M. Turner, Planner, (210)-207-0259, [Tiffany.Turner@sanantonio.gov](mailto:Tiffany.Turner@sanantonio.gov), Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** July 31, 2023

**Applicant/Owner:** Emiliano Guerrero, Forestar USA Real Estate Group, Inc.,

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

**Staff Coordinator:** Tiffany M. Turner, Planner, (210)-207-0259

**ANALYSIS:**

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

**Master Development Plan:** MDP-18-00026.00, Hunters Ridge Subdivision Unit 2, December 21, 2018

**Acreage:** 0.3472

**Number of Residential Lots:** 1

**Number of Non-Residential Lots:** 1

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

**Street Type:** NA

**ISSUE:**

**Notices:** 6 notices mailed to property owners within 200 feet of area being replatted.

**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.