



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: October 25, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED:

SUBJECT:

LAND-PLAT-21-11800531 (Applewood, Units 6 & 7)

SUMMARY:

LAND-PLAT-21-11800531: Request by Emiliano Guerrero, Forestar (USA) Real Estate Group INC., and Lloyd A. Denton, JR., Terracrest Applewood LP, for approval to subdivide a tract of land to establish Applewood, Units 6 & 7 Subdivision, generally located southwest of the intersection of Loop 1604 and US Highway 90. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: October 6, 2023

Applicant/Owner: Emiliano Guerrero, Forestar (USA) Real Estate Group INC., and Lloyd A. Denton, JR., Terracrest Applewood LP
Engineer/Surveyor: Pape-Dawson Engineers
Staff Coordinator: Elizabeth Neff, Senior Planner, (210)-207-0119

ANALYSIS:

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

Master Development Plan: MDP #20-11100044, Applewood Ranch, accepted on January 14, 2023.

Acreage: 47.979

Number of Residential Lots: 170

Number of Non-Residential Lots: 3

Linear Feet of Streets: 6,454.54

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.