



# City of San Antonio

## Agenda Memorandum

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

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

**Agenda Date:** October 25, 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-22-11800147 (Walzem Park MHC Unit 3)

**SUMMARY:**

Request by Joe Lombardo, Walzem Park MHC, LLC a Texas Limited Liability Company, for approval to subdivide a tract of land to establish Walzem Park MHC Unit 3 Subdivision, generally located northeast of the intersection of Walzem Road and Paradise Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, [Joslyn.Fischer@sanantonio.gov](mailto:Joslyn.Fischer@sanantonio.gov), Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** October, 2, 2023

**Owner:** Joe Lombardo, Walzem Park MHC, LLC a Texas Limited Liability Company

**Engineer/Surveyor:** KCI Technologies, INC.

**Staff Coordinator:** Joslyn Fischer, Planner, (210)-207-8050

**ANALYSIS:**

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

**Master Development Plan:** MDP #19-11100047, Walzem Park MHP, accepted on June, 16, 2021.

**Acreage:** 8.545

**Number of Residential Lots:** 1

**Number of Non-Residential Lots:** 0

**Linear Feet of Streets:** 1587

**Street Type:** Private

**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.