



# City of San Antonio

## Agenda Memorandum

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

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

**Agenda Date:** February 23, 2022

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 1

**SUBJECT:**

Pearl Karnes I.D.Z. 21-11800204

**SUMMARY:**

Request by Mesha Millsap, Rio Perla Properties, LP, for approval to replat a tract of land to establish Pearl Karnes I.D.Z. Subdivision, generally located northwest of the intersection of Interstate 35 and US Highway 281. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, [Nicole.Salinas@sanantonio.gov](mailto:Nicole.Salinas@sanantonio.gov), Development Services Department)

**BACKGROUND INFORMATION:**

**Council District:** 1

**Filing Date:** January 27, 2022

**Applicant/Owner:** Mesha Millsap, Rio Perla Properties, LP

**Engineer/Surveyor:** Pape-Dawson Engineers

**Staff Coordinator:** Nicole Salinas, Senior Planner, 210-207-8264

**ANALYSIS:**

**Zoning: “IDZ HS RIO-2” Limited Intensity Infill Development, Historic Significant, River Improvement Overlay District**

**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:**

Approval of a Replat and Subdivision plat that consists of 5.049 acre tract of land, which proposes six (6) non-single family residential lots.