



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: April 13, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

Katzer Ranch Subdivision Unit 1 & 2 20-11800447

SUMMARY:

Request by Timothy Pruski, (Agent), AS Katzer Ranch, LTD., for approval to subdivide a tract of land to establish Katzer Ranch Subdivision Unit 1 & 2, generally located southeast of intersection of Interstate Highway 10 and Graytown Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: March 29, 2022

Applicant/Owner: Timothy Pruski, AS Katzer Ranch, LTD.

Engineer/Surveyor: Moy Tarin Ramirez Engineers, LLC
Staff Coordinator: Nicole Salinas, Senior 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

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 Subdivision plat that consists of 31.227 acre tract of land, which proposes one hundred sixty-nine (169) of single-family residential lots, nine (9) non-single family residential lots, and approximately five thousand five hundred forty-three (5,543) linear feet of public streets.