



# 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.