



# City of San Antonio

## Agenda Memorandum

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

**Agenda Date:** June 8, 2022

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 6

**SUBJECT:**

Horal Cove (P.U.D.) 21-11800611

**SUMMARY:**

Request by Ramiro Valdez III, Ramstin Homes, LLC, for approval to replat and subdivide a tract of land to establish Horal Cove (P.U.D.) Subdivision, generally located northwest of the intersection of Loop 410 and Marbach Road. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

**Council District:** 6

**Filing Date:** May 19, 2022

**Applicant/Owner:** Ramiro Valdez III, Ramstin Homes, LLC

**Engineer/Surveyor:** Guerra Engineering & Surveying Co.

**Staff Coordinator:** Kelsey Salinas, Planner, 210-207-7898

**ANALYSIS:**

**Zoning:** “MF-18 PUD” Limited Density Multi-Family Planned Unit Development 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 1.97 acre tract of land, which proposes ten (10) of single-family residential lots, two (2) non-single family residential lots, and approximately three-hundred seventy-five (375) linear feet of private streets.