



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: March 22, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

Estates at Annabelle Ranch 22-11800202

SUMMARY:

Request by Mike Yantis Jr, JMYJR Beck LLC & Kathryn Jean Dewall Zizelman, for approval to subdivide a tract of land to establish Estates at Annabelle Ranch Subdivision, generally located South of the intersection of State Highway 87 and Beck Road. Staff Recommends Approval. (Clayton Wallace, Senior Planner, 210-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: March 9, 2023

Applicant/Owner: Mike Yantis Jr, JMYJR Beck LLC & Kathryn Jean Dewall Zizelman

Engineer/Surveyor: Vickrey & Associates, LLC

Staff Coordinator: Clayton Wallace, Senior Planner, 210-207-7980

ANALYSIS:

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

ISSUE:

None.

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 19.66 acre tract of land, which proposes thirty (30) of single-family residential lots, and approximately two thousand three hundred five (2,305) linear feet of public streets.