



# City of San Antonio

## Agenda Memorandum

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

**Agenda Date:** May 10, 2023

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 5

**SUBJECT:**

Menefee Boulevard Land Development 22-11800525

**SUMMARY:**

Request by Jose Luis Gonzalez, Investments Robles LLC., for approval to replat and subdivide a tract of land to establish Menefee Boulevard Land Development Subdivision, generally located southwest of the intersection of Interstate Highway 90 and South General McMullen. Staff Recommends Approval. (Joslyn Fischer, Planner, 210-207-8050, [Joslyn.Fischer@sanantonio.gov](mailto:Joslyn.Fischer@sanantonio.gov), Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** 5

**Filing Date:** April 25, 2023

**Owner:** Jose Luis Gonzalez, Investments Robles LLC.

**Engineer/Surveyor:** Villagomez Engineering Company  
**Staff Coordinator:** Joslyn Fischer, Planner, 210-207-8050

**ANALYSIS:**

**Zoning: “R-4” Residential Single-Family 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 6.77 acre tract of land, which proposes forty-two (42) of single-family residential lots, one (1) non-single family residential lots, and approximately nine hundred seventy five (975) linear feet of public streets.