



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: March 13, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

LAND-PLAT-22-11800156 (Hunter's Ridge Subdivision Unit 4A)

SUMMARY:

Request by Emiliano Guerrero, Forestar (USA) Real Estate Group, Inc., for approval to subdivide a tract of land to establish Hunter's Ridge Subdivision Unit 4A, generally located southeast of the intersection of Freudenberg Road and Red Deer Ridge. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: February 28, 2024

Applicant/Owner: Emiliano Guerrero, Forestar (USA) Real Estate Group, Inc.

Engineer/Surveyor: KFW Engineers and Surveying

Staff Coordinator: Jose Garcia, Senior Planner, (210) 207-8268

ANALYSIS:

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

Master Development Plan: MDP 18-00026, Hunters Ridge, accepted on December 18, 2018.

Acreage: 25.09

Number of Residential Lots: 109

Number of Non-Residential Lots: 1

Linear Feet of Streets: 4,536

Street Type: Public

ISSUE:

This plat does not include any requests for a variance and conforms to the state law and the Unified Development Code (UDC).

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:

Staff recommends Approval.