



# City of San Antonio

## Agenda Memorandum

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

**Agenda Date:** April 10, 2024

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:**

**SUBJECT:**

LAND-PLAT-22-11800260 (Applewood Unit 8)

**SUMMARY:**

Request by Matthew Myllykangas, GG B2R Applewood LP, for approval to subdivide a tract of land to establish Plat name Subdivision, generally located southwest of the intersection of US Highway 90 and Loop 1604. Staff recommends Approval. (Nicole Salinas, Principal Planner, (210)-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** March 21, 2024

**Applicant/Owner:** Matthew Myllykangas, GG B2R Applewood LP

**Engineer/Surveyor:** Pape-Dawson Engineers

**Staff Coordinator:** Nicole Salinas, Principal 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# 20-11100044, Applewood Ranch, accepted on January 14, 2021.

**Acreage:** 20.296

**Number of Residential Lots:** 107

**Number of Non-Residential Lots:** 4

**Linear Feet of Streets:**3,533

**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.