



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: March 27, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

LAND-PLAT-22-11800343 (Paloma Park Subdivision Phase I)

SUMMARY:

Request by Edward L. Sherfey, III, Paloma Park, LLC, for approval to subdivide a tract of land to establish Paloma Park Subdivision Phase I, generally located southeast of the intersection of Interstate 10 East and East Loop 1604 North. Staff recommends Approval. (Nicole Salinas, Principal Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: 2

Filing Date: 19 March 2024

Owner: Edward L. Sherfey, III, Paloma Park, LLC

Engineer/Surveyor: Sherfey Engineering Company, LLC
Staff Coordinator: Nicole Salinas, Principal Planner, 210-207-8264

ANALYSIS:

Zoning: “R-4” Residential Single-Family District
Master Development Plan: 22-11100011, Paloma Park, accepted on February 16, 2024.
Acreage: 23.86
Number of Residential Lots: 120
Number of Non-Residential Lots: 3
Linear Feet of Streets: 4087
Street Type: Public

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:

Staff recommends Approval.