



# City of San Antonio

## Agenda Memorandum

**File Number:**  
**{{item.tracking\_number}}**

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

**Agenda Date:** March 13, 2024

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

LAND-PLAT-22-11800155 (Elizondo Subdivision, Unit 4)

**SUMMARY:**

Request by Emiliano Guerrero, Forestar (USA) Real Estate Group, Inc., for approval to subdivide a tract of land to establish Elizondo Subdivision, Unit 4, generally located southeast of the intersection of Gran Via and Interstate Highway 10. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, 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 #21-11100009, Elizondo MDP, accepted on July 7, 2021.

**Acreage:** 31.48

**Number of Residential Lots:** 134

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

**Linear Feet of Streets:** 3,981

**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.