



# City of San Antonio

## Agenda Memorandum

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

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

**Agenda Date:** December 15, 2021

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 10

**SUBJECT:**

Fairway Villa's at Northern Hills 21-11800093

**SUMMARY:**

Request by Austin Connelly, Arbaco, LLC, for approval to subdivide a tract of land to establish Fairway Villa's at Northern Hills Subdivision, generally located northwest of the intersection of Bulverde Road and Thousand Oaks Drive. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

**Council District:** 10

**Filing Date:** November 22, 2021

**Applicant/Owner:** Austin Connelly, Arbaco, LLC

**Engineer/Surveyor:** Delgado Engineering

**Staff Coordinator:** Nicole Salinas, Senior Planner, 210-207-8264

**ANALYSIS:**

**Zoning: “MF-33” Multi-Family District**

**ISSUE:**

None.

**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 Subdivision plat that consists of 0.755 acre tract of land, which proposes one (1)  
single family residential lot.