



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: January 12, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

Lower Broadway MF, IDZ 20-11800106

SUMMARY:

Request by Charlie Keels, EMF Lower Broadway, LLC, for approval to replat and subdivide a tract of land to establish Lower Broadway MF, IDZ Subdivision, generally located northeast of the intersection of Interstate 35 and Highway 281. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: 2

Filing Date: January 4, 2022

Applicant/Owner: Charlie Keels, EMF Lower Broadway, LLC, A Delaware Limited Liability Company

Engineer/Surveyor: WGI

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

ANALYSIS:

Zoning: “IDZ” Limited Intensity Infill Development Zone and “IDZ-3” High Intensity Infill Development Zone

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:

Approval of a Replat and Subdivision plat that consists of 4.079 acre tract of land which proposes one (1) non-single family residential lot.