



# City of San Antonio

## Agenda Memorandum

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

**Agenda Date:** July 13, 2022

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 2, ETJ

**SUBJECT:**

Elizondo Subdivision Unit 1 20-11800598

**SUMMARY:**

Request by Emiliano Guerrero, Forestar Group, Inc., for approval to subdivide a tract of land to establish Elizondo Subdivision, Unit 1, generally located southwest of the intersection of Interstate 10 East and FM 1518. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** 2 and ETJ

**Filing Date:** June 28, 2022

**Applicant/Owner:** Emiliano Guerrero, Forestar Group, Inc

**Engineer/Surveyor:** KFW Engineers and Surveying

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

## **ANALYSIS:**

**Zoning:** “C-2” Commercial District, “R-6” Residential Single-Family District and a portion of the proposed plat is located outside the city limits of San Antonio; therefore, zoning is not applicable.

**Master Development Plan:** MDP #21-11100009, Elizondo Subdivision, accepted on Junly 9, 2021.

## **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 Subdivision plat that consists of 42.88 acre tract of land, which proposes one hundred nineteen (119) of single-family residential lots, four (4) non-single family residential lots, and approximately seven thousand four hundred eighty-nine (7,489) linear feet of public streets.