



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: April 26, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

Hunter's Ridge Subdivision Unit 3B 21-11800384

SUMMARY:

Request by Emiliano Guerrero, Forestar (USA) Real Estate Group Inc., for approval to subdivide a tract of land to establish Hunter's Ridge Subdivision Unit 3B, generally located Southeast of the intersection of Freudentburg Road 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: April 14, 2023

Applicant/Owner: Emiliano Guerrero, Forestar (USA) Real Estate Group Inc.

Engineer/Surveyor: KFW Engineers & 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# 18-00026, Hunter's Ridge Subdivision accepted on December 18, 2018.

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 18.99 acre tract of land, which proposes ninety-three (93) single-family residential lots, three (3) non-single family residential lots and approximately two thousand four hundred nine (2,409) linear feet of public street.