



# City of San Antonio

## Agenda Memorandum

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

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

**Agenda Date:** April 26, 2023

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

Stolte Ranch Unit 4 22-11800195

**SUMMARY:**

Request by Emiliano Z. Guerrero, Forestar (USA) Real Estate Group Inc., for approval to subdivide a tract of land to establish Stolte Ranch Unit 4, generally located southwest of the intersection of Elm Forest and Talley Road. Staff Recommends Approval. (Tiffany Turner, Planner, 210-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** April 11, 2023

**Applicant/Owner:** Forestar (USA) Real Estate Group Inc

**Engineer/Surveyor:** Pape-Dawson Engineers

**Staff Coordinator:** Tiffany Turner, Planner, 210-207-0259

**ANALYSIS:**

**Zoning:** The proposed plat is located outside the city limits of San Antonio; therefore, zoning is not applicable.

**Master Development Plan:** MDP #19-11100059, Stolte Ranch, accepted on November 10, 2020.

**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 a 8.46-acre tract of land, which proposes forty two (42) single family lots and four (4) non-single family lots and approximately one thousand three hundred fifteen (1,315) linear feet of public streets.