



# City of San Antonio

## Agenda Memorandum

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

**Agenda Date:** May 24, 2023

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

Big Country Unit 18 Phase II 21-11800547

**SUMMARY:**

Request by Johnny Stevens, San Antonio Land Fund I, for approval to subdivide a tract of land to establish Big Country Unit 18 Phase II, generally located northeast of the intersection of East Loop 1604 and Marbach Road. Staff Recommends Approval. (Tiffany Turney, Planner, 210-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** May 8, 2023

**Applicant/Owner:** San Antonio Land Fund I

**Engineer/Surveyor:** KFW Engineering & Surveying

**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 #203-A, Big Country Subdivision, accepted on November 4, 2008.

**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 a 33.043-acre tract of land, which proposes nine (9) non-single family lots and approximately one thousand five hundred fifty three (1,553) linear feet of private streets.