



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: June 14, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED:

SUBJECT:

Threshold Gardens Subdivision 21-11800264

SUMMARY:

Request by Robert Bruce, Threshold Ranch, LP, for approval to replat a tract of land to establish Threshold Gardens Subdivision, generally located south of the intersection of Interstate 10 and Scenic Loop Road. Staff recommends Approval. (Nicole Salinas, Principal Planner, (210)-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: May 26, 2023

Applicant/Owner: Robert Bruce, Threshold Ranch, LP

Engineer/Surveyor: Red & Black Engineering Group, LLC

Staff Coordinator: Nicole Salinas, Principal Planner, (210)-207-8264

ANALYSIS:

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

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 that consists of a 4.325 acre tract of land, which proposes six (6) single-family residential lots.