



City of San Antonio

Legislation Details (With Text)

File #: 21-1002
Type: Staff Briefing - Without Ordinance
In control: Planning Commission

On agenda: 1/13/2021

Title: 19-11800493: Request by Gregg Kosterlitzky, Gemco Briggs Ranch, LLC, for approval to subdivide a tract of land to establish Briggs Ranch-Commercial Subdivision, generally located southwest of the intersection of US Highway 90 West and Mansions Bluffs. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Final Plat

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

SUBJECT:
Briggs Ranch-Commercial 19-11800493

SUMMARY:
Request by Gregg Kosterlitzky, Gemco Briggs Ranch, LLC, for approval to subdivide a tract of land to establish Briggs Ranch-Commercial Subdivision, generally located southwest of the intersection of US Highway 90 West and Mansions Bluffs. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:
 Council District: ETJ
 Filing Date: December 22, 2020
 Owner: Gregg Kosterlitzky, Gemco Briggs Ranch, LLC
 Engineer/Surveyor: MBC Engineers, Inc.
 Staff Coordinator: Joyce Palmer, Planner, (210) 207-0315

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

Master Development Plans:
 MDP 623-B, Briggs Ranch, accepted on June 7, 2012.

Military Awareness Zone:
 The subject property lies within the JBSA Lackland Military Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City’s Office of Military Affairs and the JBSA

Lackland Military Installation were notified.

ALTERNATIVE ACTIONS:

Per State Law, Section, 212.009 and Unified Development Code, Section 35-432(e) the Planning Commission must approve Plats that conform to the Code.

RECOMMENDATION:

Approval of a Subdivision Plat that consists of 11.583 acre tract of land, which proposes four (4) non-single-family residential lots.