



# City of San Antonio

## Agenda Memorandum

**File Number:**20-4419

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**Agenda Item Number:** 10.

**Agenda Date:** 8/12/2020

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**SUBJECT:**

Applewood, Unit 1 19-11800423

**SUMMARY:**

Request by John Maberry, Forestar (USA) Real Estate Group Inc., for approval to subdivide a tract of land to establish Applewood, Unit 1 Subdivision, generally located northwest of the intersection of Southwest Loop 1604 and FM 143. Staff recommends Approval. (Daniel Hazlett, Planning Coordinator, (210) 207-8270, Daniel.Hazlett@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

Council District: ETJ  
Filing Date: July 22, 2020  
Owner: John Maberry, Forestar (USA) Real Estate Group Inc.  
Engineer/Surveyor: Pape-Dawson Engineers, Inc.  
Staff Coordinator: Daniel Hazlett, Planning Coordinator, (210) 207-8270

**ANALYSIS:**

**Zoning:**

The proposed plat is located outside the city limits of San Antonio, therefore zoning is not applicable. The tract is located within the Lackland Extra Territorial Jurisdiction Military Protection Area (ETJMPA -2) and has a future land use classification of "Regional Mixed Use".

**Master Development Plans:**

MDP 18-07, Applewood Ranch, accepted on October 8, 2009.

**Military Awareness Zone:**

The subject property lies within the Lackland 3-Mile Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the 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 28.178 acre tract of land, which proposes one hundred and twenty-six (126) single-family residential lots, four (4) non-single-family residential lots and approximately six thousand seven hundred and twenty-eight (6,728) linear feet of public streets.