



City of San Antonio

Agenda Memorandum

File Number:21-1002

Agenda Item Number: 6.

Agenda Date: 1/13/2021

In Control: Planning Commission

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.