



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: November 13, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

LAND-PLAT-23-11800380 (Espada Tract Unit 12 Subdivision)

SUMMARY:

Request by Richard Mott, Lennar Homes of Texas Land and Construction LTD., for approval to subdivide a tract of land to establish Espada Tract Unit 12 Subdivision, generally located northeast of the intersection of US Highway 281 and Del Lago Parkway. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: October 23, 2024

Owner: Richard Mott, Lennar Homes of Texas Land and Construction LTD

Engineer/Surveyor: Pape-Dawson Engineers
Staff Coordinator: Stephanie Leef, Planner, (210)-207-8270

ANALYSIS:

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

Master Development Plan: 22-11100038, Espada Tract Master Development Plan , accepted on February 10, 2023.

Acreage: 9.420

Number of Residential Lots: 77

Number of Non-Residential Lots: 4

Linear Feet of Streets: 1581

Street Type: Public

ISSUE:

This plat does not include any requests for a variance and conforms to the state law and the Unified Development Code (UDC).

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:

Staff recommends Approval.