



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: October 9, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

LAND-PLAT-23-11800121 (Magnolia North Enclave)

SUMMARY:

Request by Patrick Flanagan, Magnolia Village at Cinco Lakes, LLC, Paul Powell, HDC Westlakes, LLC, & Shawn Seaburg, Pulte Homes of Texas, L.P. for approval to replat and subdivide a tract of land to establish Magnolia North Enclave, generally located north of the intersection of Stillhouse Hollow and Eaglewood Pass. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: September 16, 2024

Owner: Patrick Flanagan, Magnolia Village at Cinco Lakes, LLC, Paul Powell, HDC Westlakes, LLC, & Shawn Seaburg, Pulte Homes of Texas, L.P.

Engineer/Surveyor: CDS Muery Engineers

Staff Coordinator: Clayton Wallace, Planning Coordinator, (210)-207-7980

ANALYSIS:

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

Master Development Plan: NA

Acreage: 13.927

Number of Residential Lots: 62

Number of Non-Residential Lots: 4

Linear Feet of Streets: 1,730

Street Type: Private

ISSUE:

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

Notices: 20 notices mailed to property owners within 200 feet of area being replatted.

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:

Staff recommends Approval.