



# City of San Antonio

## Agenda Memorandum

**File Number:**  
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**Agenda Item Number:** {{item.number}}

**Agenda Date:** October 9, 2024

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Amin Tohmaz, Interim Director

**COUNCIL DISTRICTS IMPACTED:**

**SUBJECT:**

LAND-PLAT-22-11800683 (BRE Phase 5 Unit 3B)

**SUMMARY:**

LAND-PLAT-22-11800683: Request by Trey Rogers, Pulte Homes of Texas LP, for approval to replat and subdivide a tract of land to establish BRE Phase 5 Unit 3B Subdivision, generally located northeast of the intersection of US Highway 90 and State Highway 211. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** September 16, 2024

**Applicant/Owner:** Trey Rogers, Pulte Homes of Texas LP

**Engineer/Surveyor:** Pape-Dawson Engineers  
**Staff Coordinator:** Elizabeth Neff, Senior Planner, (210)-207-0119

**ANALYSIS:**

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

**Master Development Plan:** MDP #21-11100016, Briggs Ranch East Phase 5, accepted on July 7, 2021.

**Acreage:** 13.979

**Number of Residential Lots:** 67

**Number of Non-Residential Lots:** 2

**Linear Feet of Streets:** 2,206

**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).**

**Notices:** 5 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.