



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: December 11, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED:

SUBJECT:

LAND-PLAT-22-11800751 (Rose Valley Phase 3B)

SUMMARY:

Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD., and Steven S. Benson, AG EHC II (LEN) Multi State 2, LLC., for approval to subdivide a tract of land to establish Rose Valley Phase 3B Subdivision, generally located southwest of the intersection of Graytown Road and Freudenburg Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: November 25, 2024

Applicant/Owner: Richard Mott, Lennar Homes of Texas Land and Construction, LTD., and Steven S. Benson, AG EHC II (LEN) Multi State 2, LLC.

Engineer/Surveyor: Colliers Engineering & Design

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 #21-11100003, Graytown Road Subdivision, accepted on October 13, 2021.

Acreage: 25.47

Number of Residential Lots: 56

Number of Non-Residential Lots: 2

Linear Feet of Streets: 1,992

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).

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.