



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: District 4

SUBJECT:

LAND-PLAT-22-11800685 (Valle Sol Unit 3)

SUMMARY:

Request by Richard Mott, Lennar Homes of Texas Land and Construction, Ltd., for approval to subdivide a tract of land to establish Valle Sol Unit 3 Subdivision, generally located southwest of the intersection of Interstate Highway 35 south and Sitting Path. Staff recommends Approval. (Jose Garcia, Senior Planner, (210)-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: 4

Filing Date: October 29, 2024

Applicant/Owner: Richard Mott, Lennar Homes of Texas Land and Construction, Ltd.

Engineer/Surveyor: UP Engineering and Surveying

Staff Coordinator: Jose Garcia, Senior Planner, (210) 207-8268

ANALYSIS:

Zoning: “R-4” Residential Single-Family District

Master Development Plan: 21-11100030, Valle Sol Subdivision, accepted on August 16, 2021.

Acreage: 34.84

Number of Residential Lots: 171

Number of Non-Residential Lots: 3

Linear feet of Streets: 5,152

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.