



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: November 15, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

LAND-PLAT-22-11800542 (Luensmann Unit 1B1)

SUMMARY:

Request by Kyle Lents, Starlight Homes Texas, LLC, for approval to subdivide a tract of land to establish Luensmann Unit 1B1 Subdivision, generally located northwest of the intersection of FM 1346 and East Loop 1604 North. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: November 1, 2023

Owner: Kyle Lents, Starlight Homes Texas, LLC

Engineer/Surveyor: Pape-Dawson 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: 21-11100055, Luensmann Property, accepted on March 24, 2022.

Acreage: 17.483

Number of Residential Lots: 36

Number of Non-Residential Lots: 1

Linear Feet of Streets: 2,277

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.