



# City of San Antonio

## Agenda Memorandum

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

**Agenda Date:** April 24, 2024

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 4

**SUBJECT:**

LAND-PLAT-22-11800238 (Somerset Grove, Unit 3)

**SUMMARY:**

LAND-PLAT-22-11800238: Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD., for approval to subdivide a tract of land to establish Somerset Grove, Unit 3 Subdivision, generally located northwest of the intersection of Interstate 35 and Somerset Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** 4

**Filing Date:** April 8, 2024

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

**Engineer/Surveyor:** HMT Engineering & Surveying  
**Staff Coordinator:** Elizabeth Neff, Senior Planner, (210)-207-0119

**ANALYSIS:**

**Zoning:** “R-4” Residential Single-Family District, “NP-10” Neighborhood Preservation District  
**Master Development Plan:** MDP #20-11100038, Somerset Grove Subdivision, accepted on March 1, 2021

**Acreage:** 16.934

**Number of Residential Lots:** 99

**Number of Non-Residential Lots:** 3

**Linear Feet of Streets:** 2,775

**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.