



# City of San Antonio

## Agenda Memorandum

**File Number:**  
**{{item.tracking\_number}}**

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

**Agenda Date:** July 24, 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-22-11800419 (Prairie Green Unit 1)

**SUMMARY:**

LAND-PLAT-22-11800419: Request by Chris Lynch, Brightland Homes LTD, for approval to subdivide a tract of land to establish Prairie Green Unit 1 Subdivision, generally located southwest of the intersection of North Graytown Road and Freudenberg 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:** July 8, 2024

**Applicant/Owner:** Chris Lynch, Brightland Homes LTD

**Engineer/Surveyor:** UP Engineering & Surveying  
**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 #22-11100032, Prairie Green Subdivision, accepted on January 2, 2023.

**Acreage:** 25.21

**Number of Residential Lots:** 79

**Number of Non-Residential Lots:** 4

**Linear Feet of Streets:** 3,518

**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).**

**FEMA Study:** It is noted that no building permits will be issued until a FEMA LOMR flood plain study is prepared and approved. In addition, a letter of map revision must be issued by FEMA indicating no 100-year flood plain encroachment exists on Lots 1-11, Block 3, CB 5107. Elevation certificates for homes constructed on the above-mentioned lots shall be submitted to the City of San Antonio and Bexar County.

**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.