



# City of San Antonio

## Agenda Memorandum

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

**Agenda Date:** November 15, 2023

**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-22-11800567 (Crescent Hills Lot 19)

**SUMMARY:**

Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD, for approval to replat a tract of land to establish Crescent Hills Lot 19 Subdivision, generally located Southwest of the intersection of Crescent Cove and Solar Ridge. Staff recommends Approval. (Tiffany Turner, Planner, (210)-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** 4

**Filing Date:** October 20, 2023

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

**Engineer/Surveyor:** KFW Engineers  
**Staff Coordinator:** Tiffany Turner, Planner, (210)-207-0259

**ANALYSIS:**

**Zoning:** "R-4" Residential Single-Family District  
**Master Development Plan:** 20-11100022, Crescent Hills, accepted on October 9th, 2020.  
**Acreage:** 0.9854  
**Number of Residential Lots:** 1  
**Number of Non-Residential Lots:** 0  
**Linear Feet of Streets:** 0  
**Street Type:** NA

**ISSUE:**

**Notices:** 90 notices mailed to property owners within 200 feet of area being replatted.

**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.