



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: 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.