



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: April 24, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED:

SUBJECT:

LAND-PLAT-22-11800659 (Espada Tract Phase I)

SUMMARY:

LAND-PLAT-22-11800659: Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD and David L. Averill, Marmaxx Operating Corp., for approval to subdivide a tract of land to establish Espada Tract, Phase I Subdivision, generally located southeast of the intersection of Loop 410 and Roosevelt Avenue. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: April 4, 2024

Applicant/Owner: Richard Mott, Lennar Homes of Texas Land and Construction, LTD and David L. Averill, Marmaxx Operating Group
Engineer/Surveyor: Pape-Dawson Engineers
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 #22-11100038, Espada Tract, accepted on February 10, 2023

Acreage: 93.086

Number of Residential Lots: 263

Number of Non-Residential Lots: 27

Linear Feet of Streets: 14,350

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 CLOMR 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 Lot 903, Block 40, CB 4002 and Lot 901, Block 41, CB 4002. Elevation certificates for homes constructed on the above-mentioned lots shall be submitted to the City of San Antonio and Bexar County.

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.