



# City of San Antonio

## Agenda Memorandum

**File Number:**  
**{{item.tracking\_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:**

**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.