



# City of San Antonio

## Agenda Memorandum

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

---

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

**Agenda Date:** April 9, 2025

**In Control:** Planning Commission Meeting

---

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

LAND-PLAT-24-11800112 (BRE Phase 1, Unit 1)

**SUMMARY:**

Request by Paul Rowell, HDC HWY 211, LTD., for approval to replat and subdivide a tract of land to establish BRE Phase 1, Unit 1 Subdivision, generally located southeast of the intersection of Briggs Ranch and State Highway 211. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** March 19, 2025

**Owner:** Paul Rowell, HCD HWY 211, LTD.

**Engineer/Surveyor:** Pape-Dawson Engineers  
**Staff Coordinator:** Amiah Parson, Planner, (210)-207-5014

**ANALYSIS:**

**Zoning:** The proposed plat is located outside the city limits of San Antonio; therefore, zoning is not applicable.

**Master Development Plan:** MDP-18-00025.00, Briggs Ranch East MDP, accepted on August 29, 2019.

**Acreage:** 93.067

**Number of Residential Lots:** 228

**Number of Non-Residential Lots:** 9

**Linear Feet of Streets:** 13,264

**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).

**Notices:** 106 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.