



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: November 13, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

LAND-PLAT-23-11800384 (Espada Tract Unit 17)

SUMMARY:

Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD. A Texas Limited Partnership, for approval to subdivide a tract of land to establish Espada Tract Unit 17 Subdivision, generally located southeast of the intersection of southeast interstate 410 Loop and Roosevelt Ave. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: October 22, 2024

Owner: Richard Mott, Lennar Homes of Texas Land and Construction, LTD. A Texas Limited

Partnership

Engineer/Surveyor: Pape Dawson Engineers

Staff Coordinator: Joslyn Fischer, Planner, (210)-207-8050

ANALYSIS:

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

Master Development Plan: 22-11100038, Espada Tract, accepted on February 10, 2023.

Acreage: 12.584

Number of Residential Lots: 0

Number of Non-Residential Lots: 1

Linear Feet of Streets: 3037

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).

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.