



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: May 22, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

LAND-PLAT-23-1180230 (Espada Tract Unit 2)

SUMMARY:

Request by Jonathan Groff, Lennar Homes of Texas for approval to subdivide a tract of land to establish Espada Tract Unit 2 Subdivision, generally located southeast of the intersection of Loop 410 and Roosevelt Avenue. Staff recommends Approval. (Sarah Esparza, Senior Planner, (210)-207-3339, Sarah.Esparza@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: May 15, 2024

Owner: Jonathan Groff , Lennar Homes of Texas

Engineer/Surveyor: Pape-Dawson Engineers

Staff Coordinator: Sarah Esparza, Senior Planner, (210)-207-3339

ANALYSIS:

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

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

Acreage: 55.731

Number of Residential Lots: 104

Number of Non-Residential Lots: 4

Linear Feet of Streets: 3,250

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.