



# City of San Antonio

## Agenda Memorandum

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

**Agenda Date:** May 22, 2024

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 4

**SUBJECT:**

LAND-PLAT-22-11800345 (Somerset Grove, Unit 4)

**SUMMARY:**

Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD., for approval to subdivide a tract of land to establish Somerset Grove, Unit 4 Subdivision, generally located northwest of the intersection of Interstate 35 and Kelly Parkway. Staff recommends Approval. (Nicole Salinas, Principal Planner, (210)-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** 4

**Filing Date:** May 14, 2024

**Applicant/Owner:** Richard Mott, Lennar Homes of Texas Land and Construction, LTD.

**Engineer/Surveyor:** HMT Engineering and Surveying

**Staff Coordinator:** Nicole Salinas, Principal Planner, (210)-207-8264

**ANALYSIS:**

**Zoning:** “R-4” Residential Single-Family District

**Master Development Plan:** MDP# 20-11100038, Somerset Grove Subdivision, accepted on March 1, 2021.

**Acreage:** 12.055

**Number of Residential Lots:** 74

**Number of Non-Residential Lots:** 2

**Linear Feet of Streets:** 1,953

**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).**

**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.