



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-23-11800383 (Espada Tract Unit 13)

SUMMARY:

Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD, and E. Edward Barron III, Eddeb Investments, LTD, for approval to subdivide a tract of land to establish Espada Tract Unit 13 Subdivision, generally located northwest of the intersection of southeast Loop 410 and Roosevelt Avenue. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: October 23, 2024

Owner: Richard Mott, Lennar Homes of Texas Land and Construction, LTD, and E. Edward

Barron III, Eddeb Investments, 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-22-11100038 - Espada Tract Master Development Plan, accepted on February 2, 2023

Acreage: 27.513

Number of Residential Lots: 131

Number of Non-Residential Lots: 8

Linear Feet of Streets: 4,343

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.