



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: December 13, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

LAND-PLAT-22-11800641 (Espada Commercial Arterial)

SUMMARY:

Request by Richard Mott, Lennar Homes of Texas Land & Construction, LTD., for approval to subdivide a tract of land to establish Espada Commercial Arterial, generally located southeast of the intersection of SE Loop 410 and US Highway 281. Staff recommends Approval. (Tiffany M. Turner, Planner, (210)-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: November 20, 2023

Owner: Richard Mott, Lennar Homes of Texas Land & Construction, LTD

Engineer/Surveyor: Pape-Dawson Engineers

Staff Coordinator: Tiffany M. Turner, Planner, (210)-207-0259

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 MDP, accepted on February 10, 2023.

Acreage: 2.63

Number of Residential Lots: 0

Number of Non-Residential Lots: 2

Linear Feet of Streets: 1,000 LF

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.