



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: December 11, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

LAND-PLAT-22-11800749 (Rose Valley Phase 2B)

SUMMARY:

Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD and Wendy Stoeckel, AG EHC II (LEN) Multi State 2, LLC, for approval to replat and subdivide a tract of land to establish Lone Oak Subdivision, Unit 1 Subdivision, generally located southeast of the intersection of Graytown Road and Freudenburg Road. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: November 19, 2024

Owner: Richard Mott, Lennar Homes of Texas Land and Construction, LTD and Wendy Stoeckel, AG EHC II (LEN) Multi State 2, LLC
Engineer/Surveyor: Colliers Engineering & Design
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-23-11100025, Graytown Road Sbddivision MDP Amendment, accepted on February 21, 2024.

Acreage: 25.09

Number of Residential Lots: 138

Number of Non-Residential Lots: 4

Linear Feet of Streets: 3,941

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).

Notices: 7 notices mailed to property owners within 200 feet of area being replatted.

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.