



# City of San Antonio

## Agenda Memorandum

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

**Agenda Date:** April 23, 2025

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:**

**SUBJECT:**

LAND-PLAT-24-11800343 (Prominence Phase 2)

**SUMMARY:**

Request by Carson Trainer, Chesmar Homes, LLC, for approval to replat and subdivide a tract of land to establish Prominence Phase 2 Subdivision, generally located southwest of the intersection of Potranco Road and State Highway 211. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** March 27, 2025

**Owner:** Carson Trainer, Chesmar Homes, LLC

**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-22-11100035, Briggs Ranch North MDP, accepted on February 14, 2023.

**Acreage:** 19.686

**Number of Residential Lots:** 8

**Number of Non-Residential Lots:** 4

**Linear Feet of Streets:** 2,633

**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:** 88 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.