



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: April 24, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

LAND-PLAT-22-11800270 (Tres Laurels, Unit 1A)

SUMMARY:

Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTS. and Blake Yantis, SA Rocking in the Free World LLC. and SA Landon Ridge, LP., for approval to subdivide a tract of land to establish Tres Laurels, Unit 1A Subdivision, generally located northeast of the intersection of West Montgomery Road and Freedom Way Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: April 9, 2024

Applicant/Owner: Richard Mott, Lennar Homes of Texas Land and Construction, LTS. and Blake Yantis, SA Rocking in the Free World LLC. and SA Landon Ridge, LP.

Engineer/Surveyor: M.W. Cude Engineers, L.L.C.

Staff Coordinator: Jose Garcia, Senior Planner, (210) 207-8268

ANALYSIS:

Zoning: The proposed plat is located outside the city limits of San Antonio; therefore, zoning is not applicable.

Master Development Plan: MDP# 20-11100028, Tres Laurels, accepted on April 7, 2021.

Acreage: 31.67

Number of Residential Lots: 124

Number of Non-Residential Lots: 3

Linear Feet of Streets: 4,800

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.