



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: District 4

SUBJECT:

LAND-PLAT-22-11800237 (Somerset Meadows, Unit 2)

SUMMARY:

LAND-PLAT-22-11800237: Request by Ricardo Renteria, CPS Energy and Richard Mott, Lennar Homes of Texas Land and Construction, LTD., for approval to subdivide a tract of land to establish Somerset Meadows, Unit 2 Subdivision, generally located northwest of the intersection of Somerset Road and Interstate Highway 35. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: 4

Filing Date: November 27, 2023

Applicant/Owner: Ricardo Renteria, CPS Energy and Richard Mott, Lennar Homes of Texas Land and Construction, LTD.

Engineer/Surveyor: HMT Engineering & Surveying

Staff Coordinator: Elizabeth Neff, Senior Planner, (210)-207-0119

ANALYSIS:

Zoning: “R-4” Residential Single-Family District

Master Development Plan: MDP #21-11100034, Somerset Meadows, accepted on June 2, 2022.

Acreage: 22.705

Number of Residential Lots: 157

Number of Non-Residential Lots: 2

Linear Feet of Streets: 4,032

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.