



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: September 25, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED:

SUBJECT:

LAND-PLAT-23-11800409 (Briggs Ranch North Phase 1)

SUMMARY:

Request by Jeff Bullick, La Vender Hill Properties, LLLP, and Bart Swider, Chesmar Homes, LLC, for approval to subdivide a tract of land to establish Briggs Ranch North Phase 1 Subdivision, generally located southeast of Potranco and State Highway 211. Staff recommends Approval. (Nicole Salinas, Principal Planner, (210)-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: September 3, 2024

Applicant/Owner: Jeff Bullick, La Vender Hill Properties, LLLP, and Bart Swider, Chesmar Homes, LLC

Engineer/Surveyor: Pape-Dawson Engineers

Staff Coordinator: Nicole Salinas, Principal Planner, (210)-207-8264

ANALYSIS:

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

Master Development Plan: MDP #23-11100027, Bring Ranch North Amendment 1, acceptance pending.

Acreage: 101.887

Number of Residential Lots: 348

Number of Non-Residential Lots: 7

Linear Feet of Streets: 14,842

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.