



# City of San Antonio

## Agenda Memorandum

**File Number:**  
**{{item.tracking\_number}}**

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

**Agenda Date:** June 25, 2025

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

LAND-PLAT-23-11800493 (Woodlands at Medina Hills Unit 1B Subdivision)

**SUMMARY:**

Request by Lee Baker III, The Woodlands Group LLC, for approval to subdivide a tract of land to establish Woodlands at Medina Hills Unit 1B Subdivision, generally located northwest of the intersection of Farm to Market 471 and Farm to Market 1283. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** June 4, 2025

**Owner:** Lee Baker III, The Woodlands Group LLC

**Engineer/Surveyor:** LJA Engineering & Surveying  
**Staff Coordinator:** Stephanie Leef, Planner, (210)-207-8270

**ANALYSIS:**

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

**Master Development Plan:** 19-11100052, The Woodlands at Medina Hills, accepted on August 14, 2020.

**Acreage:** 10.88

**Number of Residential Lots:** 56

**Number of Non-Residential Lots:** 1

**Linear Feet of Streets:** 3,939

**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).

**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.