



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: June 25, 2025

In Control: Planning Commission Meeting

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.