



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: April 9, 2025

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

LAND-PLAT-23-11800388 (Legacy at Green Enclave Unit 1)

SUMMARY:

Request by Mike Meghani, Four Brothers Capital, LLC, for approval to subdivide a tract of land to establish Legacy at Green Enclave Unit 1 Subdivision, generally located northeast of the intersection of Green Road and Schuwirth Road. Staff recommends Approval. (Amariah Williams, Planner, (210)-207-0111, Amariah.Williams@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: November 20, 2023

Applicant/Owner: Mike Meghani, Four Brothers Capital, LLC

Engineer/Surveyor: Moy Tarin Ramirez Engineers, LLC

Staff Coordinator: Amariah Williams, Planner, (210)-207-0111

ANALYSIS:

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

Master Development Plan: LAND-MDP-23-11100009, D. Rakowitz Subdivision MDP Major Amendment, accepted on August, 24, 2023

Acreage: 26.276

Number of Residential Lots: 128

Number of Non-Residential Lots: 0

Linear Feet of Streets: 4,846

Street Type: Private

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.