



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: June 28, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 6

SUBJECT:

LAND-PLAT-21-11800411 (Flora Meadows Unit 1)

SUMMARY:

Request by Richard Mott, Lennar Homes of Texas Land & Construction LTD. and Steven S. Benson, Essential Housing Asset Management LLC, for approval to subdivide a tract of land to establish Flora Meadows Unit 1 Subdivision, generally located southeast of the intersection of Pfeil Road and Liberty Road. Staff recommends Approval. (Suzanna Marshall, Planner, (210)-207-7898, Suzanna.Marshall@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: 6 and ETJ

Filing Date: June, 12, 2023

Applicant/Owner: Richard Mott, Lennar Homes of Texas Land & Construction LTD. and Steven S. Benson, AG EHC II (Len) Multi State 1 LLC

Engineer/Surveyor: KFW Engineers & Surveying
Staff Coordinator: Suzanna Marshall, Planner, (210)-207-7898

ANALYSIS:

Zoning: “NP-10” Neighborhood Preservation District and “C-2” Commercial District. A portion of the proposed plat is located outside the city limits of San Antonio

Master Development Plan: MDP #21-11100042, Flora Meadows, accepted on February 2, 2022.

Acreage: 38.27

Number of Residential Lots: 163

Number of Non-Residential Lots: 5

Linear Feet of Streets: 1967.77

Street Type: Public

ISSUE:

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.