



# City of San Antonio

## Agenda Memorandum

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

---

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

**Agenda Date:** July 12, 2023

**In Control:** Planning Commission Meeting

---

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 6

**SUBJECT:**

LAND-PLAT-22-11800411 (Torian Village, Unit 3 Subdivision)

**SUMMARY:**

Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD, for approval to subdivide a tract of land to establish Torian Village, Unit 3 Subdivision, generally located southwest of the intersection of State Highway 151 and West Military Drive. Staff recommends Approval. (Tiffany M. Turner, Planner, (210)-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** 6

**Filing Date:** June 21, 2023

**Applicant/Owner:** Richard Mott, Lennar Homes of Texas Land and Construction, LTD.

**Engineer/Surveyor:** Pape-Dawson Engineers

**Staff Coordinator:** Tiffany M. Turner, Planner, 210-207-0259

**ANALYSIS:**

**Zoning:** “RM-4” Residential Mixed District

**Master Development Plan:** MDP #20-11100051, Torian Village, accepted on November 3, 2021.

**Acreage:** 35.634

**Number of Residential Lots:** 211

**Number of Non-Residential Lots:** 6

**Linear Feet of Streets:** 4,994

**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.