



# City of San Antonio

## Agenda Memorandum

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

---

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

**Agenda Date:** September 13, 2023

**In Control:** Select Meeting Type

---

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 4

**SUBJECT:**

LAND-PLAT-21-11800694 (Preserve at Medina, Unit 4)

**SUMMARY:**

Request by Shannon Brit, LGI Homes-Texas LLC., for approval to subdivide a tract of land to establish Preserve at Medina, Unit 4 Subdivision, generally located southwest of the intersection of Watson Road and State Highway 16. Staff recommends Approval. (Tiffany M. Turner, Planner, (210)-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** 4

**Filing Date:** August 28, 2023

**Owner:** Shannon Brit, LGI Homes-Texas LLC.

**Engineer/Surveyor:** Pape Dawson Engineers

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

**ANALYSIS:**

**Zoning:** "R-5" Residential Single-Family District

**Master Development Plan:** 16-00014.02, The Preserve at Medina River, September 27, 2018

**Acreage:** 19.45

**Number of Residential Lots:** 109

**Number of Non-Residential Lots:** 3

**Linear Feet of Streets:** 3352

**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.