



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: September 13, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

LAND-PLAT-22-11800056 (Rose Valley Phase 1B)

SUMMARY:

Request by Richard Mott, Lennar Homes of Texas Land and Construction LLC, for approval to subdivide a tract of land to establish Rose Valley Phase 1B Subdivision, generally located southeast of the intersection of Freudenburg Road and Graytown Road North. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: August 22nd, 2023

Owner: Richard Mott, Lennar Homes of Texas Land and Construction LLC

Engineer/Surveyor: KFW Engineers

Staff Coordinator: Clayton Wallace, Planning Coordinator, (210)-207-7980

ANALYSIS:

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

Master Development Plan: 21-11100003, Graytown Road Subdivision, accepted on October 13, 2021.

Acreage: 24.88

Number of Residential Lots: 147

Number of Non-Residential Lots: 2

Linear Feet of Streets: 5,680

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.