



# City of San Antonio

## Agenda Memorandum

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

---

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

**Agenda Date:** February 9, 2022

**In Control:** Planning Commission Meeting

---

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 6

**SUBJECT:**

Torian Village, Unit 1 21-11800167

**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 1 Subdivision, generally located southeast of the intersection of Texas State Highway 151 and Interstate 410. Staff recommends Approval. (Isaac Levy, Planner, 210-207-2736, Isaac.Levy@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

**Council District:** 6

**Filing Date:** January 21, 2022

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

**Engineer/Surveyor:** Pape-Dawson Engineers, Inc.

**Staff Coordinator: Isaac Levy, Planner, 210-207-2736**

**ANALYSIS:**

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

**Master Development Plan: 20-11100051, Torian Village, accepted on November 2, 2021.**

**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:**

Approval of a Subdivision plat that consists of a 34.006 acre tract of land, which proposes one hundred twenty-six (126) single-family residential lots, two (2) non-single family residential lots, and approximately three thousand eight hundred fifty-nine (3,859) linear feet of public streets.