



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: April 13, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

Waterwheel Unit 8B 20-11800465

SUMMARY:

Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD and Michael C. Brisch, PHSA - NW 315, LLC for approval to subdivide a tract of land to establish Waterwheel Subdivision Unit 8B, generally located north of the intersection of FM 471 and Landa Falls. Staff recommends Approval. (Tiffany Turner, Planner, 210-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: March 16, 2022

Applicant/Owner: Richard Mott, Lennar Homes of Texas Land and Construction, LTD and Michael C. Brisch, PHSA - NW 315, LLC

Engineer/Surveyor: Civil Engineering Consultants
Staff Coordinator: Tiffany Turner, Planner, 210-207-0259

ANALYSIS:

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

Master Development Plan: MDP-17-00003.00, Waterwheel Unit 6A MDP #, MDP name, accepted on September 17, 2017.

ISSUE:

None.

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 15.966 acre tract of land, which proposes one hundred-eight (108) single-family residential lots, five (5) non-single family residential lots, and approximately three thousand six hundred eighty-nine (3,689) linear feet of public streets.