



# City of San Antonio

## Agenda Memorandum

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

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

**Agenda Date:** April 13, 2022

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

Waterwheel Subdivision Unit 8C 20-11800507

**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 8C, generally located northwest of the intersection of Kallison Bend and Culebra Road. Staff recommends Approval. (Joshua Orton, Senior Planner, 210-207-7945, Joshua.Orton@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** March 18, 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: Joshua Orton, Senior Planner, 210-207-7945**

**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, Waterwheel Trails, accepted on September 1, 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 a 13.376 acre tract of land, which proposes eighty-two (82) single family lots, five (5) non single family lots and approximately two thousand six hundred and sixty-three (2,663) linear feet of public right of way.