City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: June 8, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

BRE Phase 5 Unit 1 21-11800477

SUMMARY:

Request by Felipe Gonzalez, Pulte Homes of Texas L.P., for approval to subdivide a tract of land to establish BRE Phase 5 Unit 1 Subdivision, generally located northeast of the intersection of State Highway 211 and US Highway 90. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: ETJ
Filing Date: May 26, 2022
Applicant/Owner: Felipe Gonzalez, Pulte Homes of Texas L.P.
Engineer/Surveyor: Pape-Dawson Engineers
Staff Coordinator: Kelsey Salinas, Planner, 210-207-7898

ANALYSIS:

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

Master Development Plan: MDP # 21-11100016, Briggs Ranch East Phase 5, accepted on July 27, 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 41.708 acre tract of land, which proposes one-hundred sixty (160) of single-family residential lots, five (5) non-single family residential lots, and approximately seven-thousand eight-hundred (7,800) linear feet of public streets.