



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: March 22, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

BRE Phase 5 Unit 2B 22-11800311

SUMMARY:

Request by Sean Miller, Pulte Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish BRE Phase 5 Unit 2B Subdivision, generally located northeast of the intersection of US Highway 90 and State Highway 211. Staff Recommends Approval. (Nicole Salinas, Planning Coordinator, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: March 1, 2023.

Applicant/Owner: Sean Miller, Pulte Homes of Texas, L.P.

Engineer/Surveyor: Pape-Dawson Engineers

Staff Coordinator: Nicole Salinas, Planning Coordinator, 210-207-8264

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 7, 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 Replat and Subdivision plat that consists of 22.216 acre tract of land, which proposes seventy-eight (78) of single-family residential lots, one (1) non-single family residential lots, and approximately two thousand nine hundred seventy (2,970) linear feet of public streets.