



# City of San Antonio

## Agenda Memorandum

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

**Agenda Date:** March 22, 2023

**In Control:** Planning Commission Meeting

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**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.