



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: April 10, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

LAND-PLAT-22-11800300 (Millbrook-Unit 2A)

SUMMARY:

Request by Clifton Karam, Lennar Homes of Texas Land and Construction, LTD., and Steven S. Benson, AG EHC II (LEN) Multistate 4 LLC, for approval to replat and subdivide a tract of land to establish Millbrook- Unit 2A Subdivision, generally located northwest of the intersection of Ladera Hills and State Highway 211. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: March 20, 2024

Applicant/Owner: Clifton Karam, Lennar Homes of Texas Land and Construction, LTD. and Steven S. Benson, AG EHC II (LEN) Multistate 4 LLC

Engineer/Surveyor: Pape-Dawson Engineers
Staff Coordinator: Jose Garcia, Senior Planner, (210) 207-8268

ANALYSIS:

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

Master Development Plan: 22-11100046, Felder Tract, accepted on April 17, 2023

Acreage: 19.155

Number of Residential Lots: 115

Number of Non-Residential Lots: 1

Linear Feet of Streets: 5,310

Street Type: Public

ISSUE:

This plat does not include any requests for a variance and conforms to the state law and the Unified Development Code (UDC).

Notices: 2 notices mailed to property owners within 200 feet of area being replatted.

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:

Staff recommends Approval.