



# City of San Antonio

## Agenda Memorandum

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

---

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

**Agenda Date:** October 27, 2021

**In Control:** Planning Commission Meeting

---

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

Waterwheel Subdivision Unit 8A 20-11800388

**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 8A, generally located northeast of the intersection of Culebra Road and State Highway 211 North. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.salinas@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** October 14, 2021

**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: 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:** 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 24.186 acre tract of land, which proposes one-hundred thirty-three (133) single-family residential lots, six (6) non-single family residential lots, and approximately five thousand five hundred twenty seven (5,527) linear feet of public streets.