



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: December 15, 2021

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

Paloma Subdivision Unit 12 20-11800578

SUMMARY:

Request by Richard Mott, Lennar Homes of Texas Land & Construction LTD, for approval to subdivide a tract of land to establish Paloma Subdivision Unit 12, generally located southeast of the intersection of Interstate 10 and Loop 1604. Staff recommends Approval. (Joshua Orton, Planner, 210-207-8050, Joshua.Orton@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: 2

Filing Date: November 30, 2021.

Applicant/Owner: Richard Mott, Lennar Homes of Texas Land & Construction LTD

Engineer/Surveyor: KFW Engineers & Surveying

Staff Coordinator: Joshua Orton, Planner, 210-207-8050

ANALYSIS:

Zoning: “R-4” Single Family Residential District

Master Development Plan: MDP # 18-00019, Paloma Subdivision, accepted on September 18, 2018.

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 10.66 acre tract of land, which proposes sixty-eight (68) of single-family residential lots, four (4) non-single family residential lots, and approximately one thousand seven hundred seventy-eight (1,778) linear feet of public streets.