



# City of San Antonio

## Agenda Memorandum

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

**Agenda Date:** May 11, 2022

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 3

**SUBJECT:**

The Meadows, Unit 3 21-11800255

**SUMMARY:**

Request by Blake Yantis, Mosaic Development, LLC, for approval to subdivide a tract of land to establish Thea Meadows, Unit 3 Subdivision, generally located northwest of the intersection of Loop 410 and South WW White Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

**Council District:** 3

**Filing Date:** April 26, 2022

**Applicant/Owner:** Blake Yantis, Mosaic Development, LLC

**Engineer/Surveyor:** KFW Engineers and Surveying

**Staff Coordinator:** Nicole Salinas, Senior Planner, 210-207-8264

**ANALYSIS:**

**Zoning: “R-4” Single Family Residential District**

**Master Development Plan: MDP #20-11100027, Thea Meadows Subdivision Major Amendment, accepted on November 13, 2020.**

**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 31.90 acre tract of land, which proposes sixty-three (63) of single-family residential lots, three (3) non-single family residential lots, and approximately one thousand five hundred forty-four (1,544) linear feet of public streets.