



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: July 13, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

Sage Meadows West - Unit 1 20-11800344

SUMMARY:

Request by Richard Mott, Lennar Homes of Texas Land & Construction LTD., and Steven S. Benson, AG Essential Housing Multi State 2, LLC., for approval to replat and subdivide a tract of land to establish Sage Meadows West – Unit 1 Subdivision, generally located southwest of the intersection of Interstate Highway 10 and FM 1518. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: June 21, 2022

Applicant/Owner: Richard Mott, Lennar Homes of Texas Land & Construction LTD. and Steven S. Benson, AG Essential Housing Multi State 2, LLC.

Engineer/Surveyor: KFW Engineers & Surveying

Staff Coordinator: Nicole Salinas, Senior Planner, 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 # 18-00020, Sage Meadows, accepted on January 11, 2019.

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.

Notices: To the present, staff has not received any written responses in opposition from the surrounding property owners.

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 28.10 acre tract of land, which proposes one hundred twenty-two (122) of single-family residential lots, six (6) non-single family residential lots, and approximately two thousand seven hundred thirty-four (2,734) linear feet of public streets.