



# City of San Antonio

## Agenda Memorandum

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

**Agenda Date:** September 14, 2022

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 4

**SUBJECT:**

Crescent Hills Unit 2 & 3 21-11800142

**SUMMARY:**

Request by Richard Mott, P.E., Lennar Homes of Texas Land and Construction LTD., for approval to subdivide a tract of land to establish Crescent Hills Unit 2 & 3 Subdivision, generally located northwest of the intersection of Southwest Loop 410 and Old Pearsall Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

**Council District:** 4

**Filing Date:** August 19, 2022

**Applicant/Owner:** Richard Mott, P.E., Lennar Homes of Texas Land and Construction LTD.

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

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

**ANALYSIS:**

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

**Master Development Plan:** MDP #20-11100022, Crescent Hills, accepted on October 2, 2020.

**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 88.08 acre tract of land, which proposes three hundred nine (309) of single-family residential lots, eight (8) non-single family residential lots, and approximately eight thousand five hundred thirty-one (8,531) linear feet of public streets.