



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: September 28, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED:

SUBJECT:

Rose Valley Phase 1A 21-11800257

SUMMARY:

Request by Steven S. Benson, AG EHC II (LEN) Multi State 2, LLC, and Richard Mott, Lennar Homes of Texas Land and Construction, LTD, for approval to subdivide a tract of land to establish Rose Valley Phase 1A Subdivision, generally located southeast of the intersection of Interstate 10 and Graytown Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: September 13, 2022.

Applicant/Owner: Steven S. Benson, AG EHC II (LEN) Multi State 2, LLC, and Richard Mott, 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: The proposed plat is located outside the city limits of San Antonio; therefore, zoning is not applicable.

Master Development Plan: MDP #21-11100003, Graytown Road, accepted on October 13, 2021.

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 25.68 acre tract of land, which proposes one hundred eighteen (118) of single-family residential lots, eight (8) non-single family residential lots, and approximately three thousand two hundred sixty-eight (3,268) linear feet of public streets.