



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: October 26, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

Valle Sol Unit 1 21-11800368

SUMMARY:

Request by Richard Mott, Vice President of Lennar Homes of Texas, Land and Construction. LTD, for approval to subdivide a tract of land to establish Valle Sol Unit 1 Subdivision, generally located southeast of the intersection of Interstate 35 South and Loop 410. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: 4

Filing Date: October 11, 2022

Applicant/Owner: Richard Mott, Vice President of Lennar Homes of Texas, Land and Construction, LTD.

Engineer/Surveyor: UP Engineering and Surveying
Staff Coordinator: Nicole Salinas, Senior Planner, 210-207-8264

ANALYSIS:

Zoning: “R-4” Residential Single-Family District and “MF-33” Multi-Family District

Master Development Plan: MDP #21-11100030 Valle Sol Subdivision Major Amendment, accepted on August 16, 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 consisting of 53.62 acre tract of land, which proposes two hundred ninety-three (293) single-family residential lots, six (6) non-single family residential lots, and approximately ten thousand (10,000) linear feet of public streets.