



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: November 16, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:

Verandas at the Rim Subdivision PH 1 22-11800004

SUMMARY:

Request by Chris Lynch, Gehan Homes, Ltd., for approval to replat and subdivide a tract of land to establish Verandas at the Rim Subdivision PH 1, generally located southeast of the intersection of Interstate 10 and Camp Bullis Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: 8

Filing Date: October 25, 2022

Applicant/Owner: Chris Lynch, Gehan Homes, Ltd.

Engineer/Surveyor: Civil Engineering Consultants

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

ANALYSIS:

Zoning: “NP-10” Neighborhood Preservation District

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 30.441 acre tract of land, which proposes thirty-seven (38) of single-family residential lots, eight (8) non-single family residential lots, and approximately three thousand thirty five (3,035) linear feet of public streets.