



# City of San Antonio

## Agenda Memorandum

**File Number:**  
**{{item.tracking\_number}}**

---

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

**Agenda Date:** January 11, 2023

**In Control:** Planning Commission Meeting

---

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

Summer Hills Subdivision 21-11800681

**SUMMARY:**

Request by David McGowen, M/I Homes of San Antonio, for approval to subdivide a tract of land to establish Summer Hills Subdivision, generally located southwest of the intersection of Loop 1604 and Pearsall 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:** December 20, 2022.

**Applicant/Owner:** David McGowen, M/I Homes of San Antonio

**Engineer/Surveyor:** M.W. Cude Engineers, L.L.C

**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.

**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 38.19 acre tract of land, which proposes fifty-seven (57) of single-family residential lots, two (2) non-single family residential lots, and approximately four thousand twenty-five (4,025) linear feet of public streets.