



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: August 31, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

Millbrook – Unit 1A 21-11800671

SUMMARY:

21-11800671: Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD., for approval to replat and subdivide a tract of land to establish Millbrook – Unit 1A Subdivision, generally located Northwest of the intersection of US Highway 90 and State Highway 211. Staff Recommends Approval. (Elizabeth Neff, Planner, 210-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: March 20, 2023

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

Engineer/Surveyor: Pape-Dawson Engineers

Staff Coordinator: Elizabeth Neff, Planner, 210-207-0119

ANALYSIS:

Zoning: The proposed plat is located outside the city limits of San Antonio; therefore, zoning is not applicable.

Master Development Plan: MDP #21-11100017, Felder Tract, accepted on August, 24, 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 Replat and Subdivision plat that consists of 51.957 acre tract of land, which proposes two hundred thirty-five (235) of single-family residential lots, two (2) non-single family residential lots, and approximately eight thousand four hundred twenty-three (8,423) linear feet of public streets.