



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: April 12, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

Millbrook-Unit 4 21-11800661

SUMMARY:

Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD., for approval to subdivide a tract of land to establish Millbrook-Unit 4, generally located west of the intersection of Briggs Ranch and State Highway 211. Staff Recommends Approval. (Tiffany Turner, Planner, 210-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: March 27, 2023

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

Engineer/Surveyor: Pape-Dawson Engineers

Staff Coordinator: Tiffany Turner, Planner, 210-207-0259

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 Major Amendment, approved 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 subdivision plat that consists of a 29.523-acre tract of land, which proposes one hundred twenty three (123) single family lots and three (3) non-single family lots and approximately four thousand one hundred and one (4,101) linear feet of public streets.