



# City of San Antonio

## Agenda Memorandum

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

---

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

**Agenda Date:** May 24, 2023

**In Control:** Planning Commission Meeting

---

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 8

**SUBJECT:**

Crown Ridge Manor (PUD) 21-11800294

**SUMMARY:**

21-11800294: Request by Marcus Moreno, Scott Felder Homes LLC, for approval to replat and subdivide a tract of land to establish Crown Ridge Manor (PUD) Subdivision, generally located southwest of the intersection of Interstate Highway 10 and Camp Bullis Road. Staff Recommends Approval. (Elizabeth Neff, Senior Planner, 210-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** 8

**Filing Date:** May 1, 2023

**Applicant/Owner:** Marcus Moreno, Scott Felder Homes LLC

**Engineer/Surveyor:** KFW Engineers & Surveying

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

**ANALYSIS:**

**Zoning:** “R-4 PUD” Planned Unit Development Residential Single-Family 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.

**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 9.12 acre tract of land, which proposes thirty-four (34) single-family residential lots, two (2) non-single family residential lots, and approximately one thousand four hundred seventy (1,470) linear feet of private streets.