



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-3975  
**Type:** Staff Briefing - Without Ordinance  
**In control:** Planning Commission

**On agenda:** 5/22/2019

**Title:** 18-900010: Request by Shunji Muso, Northridge Homes Briggs Ranch, LLC., for approval to replat and subdivide a tract of land to establish Trails of Briggs Ranch, Unit – 3A (PUD) Subdivision, generally located east of the intersection of State Highway 211 and Briggs Ranch Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Trails of Briggs Ranch, Unit-3A (PUD) Replat

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**DEPARTMENT:** Development Services

**SUBJECT:**  
 Trails of Briggs Ranch, Unit - 3A (PUD) 18-900010

**SUMMARY:**  
 Request by Shunji Muso, Northridge Homes Briggs Ranch, LLC., for approval to replat and subdivide a tract of land to establish Trails of Briggs Ranch, Unit - 3A (PUD) Subdivision, generally located east of the intersection of State Highway 211 and Briggs Ranch Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)

**BACKGROUND INFORMATION:**  
 Council District: ETJ  
 Filing Date: May 3, 2019  
 Owner: Shunji Muso, Northridge Homes Briggs Ranch, LLC.  
 Engineer/Surveyor: Pape Dawson, Engineers  
 Staff Coordinator: Juanita Romero, Planner, (210) 207-8264

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

**Master Development Plans:**  
 PUD 06-037, Trails of Briggs Ranch and Royal Oaks at Briggs Ranch, approved on January 10, 2007

**Notices:**  
 To the present, staff has not received any written responses in opposition from the surrounding property owners.

**ALTERNATIVE ACTIONS:**

Per State Law, Section, 212.009 and Unified Development Code, Section 35-432(e) the Planning Commission must approve Plats that conform to the Code.

**RECOMMENDATION:**

Approval of a Replat and Subdivision Plat that consists of 2.44 acre tract of land, which proposes twelve (12) single-family residential lots.