



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-6635  
**Type:** Staff Briefing - Without Ordinance  
**In control:** Planning Commission

**On agenda:** 12/19/2018

**Title:** 170512: Request by Brian Barron, Lennar Homes of Texas Land & Construction LTD., for approval to replat a tract of land to establish Elm Valley Unit 3 Subdivision, generally located northwest of the intersection of Ray Ellison Drive and Five Palms Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Elm Valley Unit 3 Final Plat For PC Approval

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

**DEPARTMENT:** Development Services

**SUBJECT:**  
Elm Valley Unit 3 170512

**SUMMARY:**  
Request by Brian Barron, Lennar Homes of Texas Land & Construction LTD., for approval to replat a tract of land to establish Elm Valley Unit 3 Subdivision, generally located northwest of the intersection of Ray Ellison Drive and Five Palms Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**  
 Council District: 4  
 Filing Date: November 29, 2018  
 Owner: Brian Barron, Lennar Homes of Texas Land & Construction LTD.  
 Engineer/Surveyor: KFW Engineers + Surveying  
 Staff Coordinator: Juanita Romero, Planner, (210) 207-8264

**ANALYSIS:**  
**Zoning:**  
 “MF-33” Multi-family District

**Master Development Plans:**  
 MDP 13-00029, Elm Valley Subdivision, accepted on August 5, 2014.

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

The subject property lies within the JBSA- Lackland Military Influence Area. In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the Military Installation was notified.

**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 that consists of 7.19 acre tract of land, which proposes forty-three (43) single-family residential lots, two (2) non-single-family residential lots, and approximately one thousand two hundred eighty-four (1,284) linear feet of public streets.