



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
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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.