



City of San Antonio

Legislation Details (With Text)

File #: 21-4945
Type: Staff Briefing - Without Ordinance
In control: Planning Commission

On agenda: 7/28/2021

Title: 20-11800392: Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD, for approval to subdivide a tract of land to establish Somerset Grove, Unit 1, generally located southwest of the intersection of Interstate Highway 35 and Somerset Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Final Plat

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

SUBJECT:
Somerset Grove, Unit 1 20-11800392

SUMMARY:
Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD, for approval to subdivide a tract of land to establish Somerset Grove, Unit 1, generally located southwest of the intersection of Interstate Highway 35 and Somerset Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.mccollin@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:
 Council District: 4
 Filing Date: July 20, 2021
 Owner: Richard Mott, Lennar Homes of Texas Land and Construction, LTD
 Engineer/Surveyor: HMT Engineering and Surveying
 Staff Coordinator: Chris McCollin, Senior Planner, (210) 207-5014

ANALYSIS:
Zoning:
 “R-4” Residential Single-Family District

Master Development Plans:
 MDP 20-11100038, Somerset Grove, accepted on March 1, 2021.

Military Awareness Zone:
 The subject property lies within the JBSA Lackland 5-Mile Awareness Zone. In accordance with the

executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the Military Installation were 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 Subdivision Plat that consists of an 18.94 acre tract of land, which proposes one hundred eight (108) single family residential lots, four (4) non single-family residential lot and approximately three thousand one hundred eighteen (3, 118) linear feet of public streets.