



# City of San Antonio

## Agenda Memorandum

**File Number:**18-6635

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**Agenda Item Number:** 4.

**Agenda Date:** 12/19/2018

**In Control:** Planning Commission

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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](mailto: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.