



City of San Antonio

Agenda Memorandum

File Number:20-2223

Agenda Item Number: 5.

Agenda Date: 3/11/2020

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Somerset Trails Subdivision 19-11800029

SUMMARY:

Request by Louis Trapolino, Somerset Trails, Ltd. for approval to replat and subdivide a tract of land to establish Somerset Trails Subdivision, generally located south of the intersection of I.H. 35 and Somerset Road. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: 4
Filing Date: February 17, 2020
Owner: Louis Trapolino, Somerset Trails, Ltd.
Engineer/Surveyor: LJA Engineering, Inc.
Staff Coordinator: Martha Bernal, Senior Planner, (210) 207-0210

ANALYSIS:

Zoning:

“R-5” and “R-4” Residential Single-Family District

Notices:

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

Military Awareness Zone:

The subject property lies within the Lackland 5-Mile Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City’s Office of Military Affairs and the Lackland 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 Replat and Subdivision Plat that consists of a 53.184 acre tract of land, which proposes two hundred seventy (270) single-family residential lots, five (5) non-single-family residential lots, and approximately eight thousand (8,000) linear feet of public streets.