



City of San Antonio

Agenda Memorandum

File Number:21-3004

Agenda Item Number: 3.

Agenda Date: 4/28/2021

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Crescent Hills Unit 1 20-11800290

SUMMARY:

Request by Richard Mott, Lennar Homes of Texas Land & Construction LTD, for approval to subdivide a tract of land to establish Crescent Hills Unit 1, generally located northeast of the intersection of Covell Road and Old Pearsall Road. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: 4
Filing Date: April 14, 2021
Owner: Richard Mott, Lennar Homes of Texas Land & Construction LTD
Engineer/Surveyor: KFW Engineers & Surveying
Staff Coordinator: Kallie Ford, Planner, (210) 207-8302

ANALYSIS:

Zoning:

"R-4" Residential Single-Family District

Master Development Plans:

MDP 20-11100022, Crescent Hills, accepted on October 9, 2020.

Military Awareness Zone:

The subject property lies within the Lackland AFB Notification 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 Subdivision Plat that consists of 85.49 tract of land, which proposes two hundred thirty-eight (238) single-family residential lots and seven (7) non-single-family residential lots and

approximately eight thousand three hundred twenty-three (8,323) linear feet of public streets.