



# City of San Antonio

## Agenda Memorandum

**File Number:**21-4945

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**Agenda Item Number:** 6.

**Agenda Date:** 7/28/2021

**In Control:** Planning Commission

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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.