



# City of San Antonio

## Agenda Memorandum

**File Number:**  
{{item.tracking\_number}}

---

**Agenda Item Number:** {{item.number}}

**Agenda Date:** December 11, 2024

**In Control:** Planning Commission Meeting

---

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Amin Tohmaz, Interim Director

**COUNCIL DISTRICTS IMPACTED:**

**SUBJECT:**

LAND-PLAT-23-11800491 (Mesquite Ridge Unit 1)

**SUMMARY:**

Request by Dave McGowen, M/I Homes of San Antonio, LLC, for approval to subdivide a tract of land to establish Mesquite Ridge Unit 1 Subdivision, generally located southeast of the intersection of U.S. Highway 90 and State Highway 211. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** November 18, 2024

**Owner:** Dave McGowen, M/I Homes of San Antonio, LLC

**Engineer/Surveyor:** Pape-Dawson Engineers

**Staff Coordinator:** Amiah Parson, Planner, (210)-207-5014

**ANALYSIS:**

**Zoning:** The proposed plat is located outside the city limits of San Antonio; therefore, zoning is not applicable.

**Master Development Plan:** MDP-22-11100002, Mechler Tract, accepted on June 8, 2022.

**Acreage:** 27.995

**Number of Residential Lots:** 117

**Number of Non-Residential Lots:** 4

**Linear Feet of Streets:** 4,984

**Street Type:** Public

**ISSUE:**

**This plat does not include any requests for a variance and conforms to the state law and the Unified Development Code (UDC).**

**ALTERNATIVES:**

Per State Law, Section 212.009 and Unified Development Code (UDC), Section 35-432(e), the Planning Commission must approve plats that conform to state law and the Unified Development Code.

**RECOMMENDATION:**

Staff recommends Approval.