



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.