



# City of San Antonio

## Agenda Memorandum

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

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

**Agenda Date:** January 24, 2024

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

LAND-PLAT-21-11800641 (Estancia Ranch Unit 2)

**SUMMARY:**

Request by Brian Otto, Meritage Homes of Texas, L.L.C. , for approval to replat and subdivide a tract of land to establish Estancia Ranch Unit 2 Subdivision, generally located northeast of the intersection of Specht Road and Blanco Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** January 4, 2023

**Owner:** Brian Otto, Meritage Homes of Texas, L.L.C.

**Engineer/Surveyor:** M.W. Cude Engineers, L.L.C.

**Staff Coordinator:** Joslyn Fischer, Planner, (210)-207-8050

## **ANALYSIS:**

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

**Master Development Plan:** 19-1110054, Specht Tract Subdivision, accepted on January 19, 2021.

**Acreage:** 46.514

**Number of Residential Lots:** 147

**Number of Non-Residential Lots:** 2

**Linear Feet of Streets:** 8,659.09

**Street Type:** Public

## **ISSUE:**

**Aquifer Review:** The subject property is located within the Edwards Recharge Zone. The Aquifer Protection and Evaluation Section of the San Antonio Water Systems (SAWS) reviewed the proposed project as indicated in the attached report (SAWS Aquifer letter pending). No significant recharge features were observed on this site. The request meets all of the requirements for development over the recharge zone.

**Military Awareness Zone:** The subject property lies within a recognized Military Notification Area (MNA). In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the appropriate Military Installation were notified.

## **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.