



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: January 24, 2024

In Control: Planning Commission Meeting

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.