



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: February 12, 2025

In Control: Select Meeting Type

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: etj

SUBJECT:

LAND-PLAT-23-11800329 (Estancia Ranch Unit 3)

SUMMARY:

Request by Brian Otto, Meritage Homes of Texas LLC., for approval to subdivide a tract of land to establish Estancia Ranch Unit 3 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 29, 2025

Owner: Brian Otto, Meritage Homes of Texas LLC.

Engineer/Surveyor: M.W. Cude Engineers LLC.
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: 19-11100054, Specht Tract Subdivision, accepted on January 19, 2021.

Acreage: 65.64

Number of Residential Lots: 152

Number of Non-Residential Lots: 5

Linear Feet of Streets: 3909

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).

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.