



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: May 11, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

Estancia Ranch, Unit 1 20-11800183

SUMMARY:

Request by Brian Otto, Meritage Homes of Texas, LLC, for approval to subdivide a tract of land to establish Estancia Ranch, Unit 1 Subdivision, generally located northwest of the intersection of US Highway 281 and East Borgfeld Drive. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: May 3, 2022

Applicant/Owner: Brian Otto, Meritage Homes of Texas, LLC

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

Staff Coordinator: Nicole Salinas, Senior Planner, 210-207-8264

ANALYSIS:

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

Master Development Plan: MDP #19-11100054, Specht Tract Subdivision, accepted on January 22, 2021.

ISSUE:

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.

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. No significant recharge features were observed on this site. The request meets all of the requirements for development over the recharge zone.

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:

Approval of a Subdivision plat that consists of 65.75 acre tract of land, which proposes one hundred twenty-two (122) of single-family residential lots, five (5) non-single family residential lots, and approximately four thousand nine hundred seventy-five (4,975) linear feet of public streets.