



# City of San Antonio

## Agenda Memorandum

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

**Agenda Date:** May 10, 2023

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

Echtle Tract Unit-2 22-11800213

**SUMMARY:**

22-11800213: Request by Blake Harrington, Arroyo CAP II-2, LLC, and Starlight Homes Texas, LLC, for approval to subdivide a tract of land to establish Echtle Tract Unit-2 Subdivision, generally located southwest of the intersection of US Highway 90 and Masterson Road. Staff Recommends Approval. (Elizabeth Neff, Senior Planner, 210-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** March 3, 2023

**Applicant/Owner:** Blake Harrington, Arroyo CAP II-2, LLC and Starlight Homes Texas, LLC

**Engineer/Surveyor:** Pape-Dawson Engineers

**Staff Coordinator:** Elizabeth Neff, Senior Planner, 210-207-0119

**ANALYSIS:**

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

**Master Development Plan:** 21-11100029, Echtle Tract, accepted on November, 18, 2021.

**ISSUE:**

**FEMA Study:** It is noted that no building permits will be issued until a FEMA CLOMR flood plain study is prepared by Pape-Dawson Engineers, INC. and approved by the City of San Antonio and/or Bexar County. The floodplain study (FEMA case no. 22-06-2014R) is pending approval by FEMA. In addition, a letter of map revision must be issued by FEMA indicating no 100-year flood plain encroachment exists on Lot 901, Block 9, CB 4322 and Lot 908, Block 6, CB 4322 . Elevation certificates for homes constructed on the above-mentioned lots shall be submitted to the City of San Antonio and Bexar County.

**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 17.430 acre tract of land, which proposes ninety-seven (97) single-family residential lots, four (4) non-single family residential lots, and approximately two thousand four hundred (2,400) linear feet of public streets.