



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: May 10, 2023

In Control: Planning Commission Meeting

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.