



# City of San Antonio

## Agenda Memorandum

**File Number:**  
**{{item.tracking\_number}}**

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

**Agenda Date:** April 10, 2024

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

LAND-PLAT-22-11800486 (Echtle Tract Unit-3)

**SUMMARY:**

Request by Blake Harrington, Arroyo Cap II-2, LLC., for approval to subdivide a tract of land to establish Echtle Tract Unit-3 Subdivision, generally located southwest of the intersection of US Highway 90 and Masterson Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** March 29, 2024

**Applicant/Owner:** Blake Harrington, Arroyo Cap II-2, LLC.

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

**Staff Coordinator:** Jose Garcia, Senior Planner, (210) 207-8268

## **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.

**Acreage:** 65.754

**Number of Residential Lots:** 175

**Number of Non-Residential Lots:** 5

**Linear Feet of Streets:** 3,912

**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.