



# City of San Antonio

## Agenda Memorandum

**File 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:**

**SUBJECT:**

LAND-PLAT-23-118000109 (Pecan Spring Unit 4 P.U.D)

**SUMMARY:**

Request by Taylor Dreiss, Pecan Springs Development, LLC and Corral Ridge Ranch, LTD, for approval to subdivide a tract of land to establish Pecan Springs Unit 4 P.U.D. Subdivision, generally located northwest of the intersection of Toutant Beauregard Road and Anaqua Springs. Staff recommends Approval. (Nicole Salinas, Principal Planner, (210)-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** April 2, 2024

**Applicant/Owner:** Taylor Dreiss, Pecan Springs Development, LLC and Corral Ridge Ranch, LTD

**Engineer/Surveyor:** Matkin Hoover Engineering and Surveying  
**Staff Coordinator:** Nicole Salinas, Principal 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# 23-11100013, Pecan Springs Major Amendment, accepted on February 21, 2024.

**Acreage:** 31.71

**Number of Residential Lots:** 18

**Number of Non-Residential Lots:** 1

**Linear Feet of Streets:** 2,445

**Street Type:** Private

**ISSUE:**

**This plat does not include any requests for a variance and conforms to the state law and the Unified Development Code (UDC).**

**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.