



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: April 10, 2024

In Control: Planning Commission Meeting

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.