



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: October 13, 2021

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

Catalina Unit 1 20-11800605

SUMMARY:

Request by Brian Otto, Meritage Homes of Texas, LLC, for approval to subdivide a tract of land to establish Catalina Unit 1 Subdivision, generally located southwest of the intersection of Loop 1604 and Highway 90. Staff recommend approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: 2

Filing Date: September 28, 2021

Applicant/Owner: Brian Otto, Meritage Homes of Texas, LLC

Engineer/Surveyor: Westwood Professional Services Inc.

Staff Coordinator: Nicole Salinas, Senior Planner, 210-207-8264

ANALYSIS:

Zoning: “RM-4” “R-4” Residential Mixed District, Residential Single Family District

Master Development Plan: MDP #20-11100047, Catalina Subdivision, October 7, 2021.

ISSUE:

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:

Approval of a Subdivision plat that consists of 28.356 acre tract of land, which proposes one hundred three (103) of single-family residential lots, four (4) non-single family residential lots, and approximately four thousand seventy (4,070) linear feet of public streets.