



# City of San Antonio

## Agenda Memorandum

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

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

**Agenda Date:** April 27, 2022

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 2

**SUBJECT:**

Catalina Unit 2 21-11800320

**SUMMARY:**

Request by Brian Otto, Meritage Homes of Texas, LLC, for approval to subdivide a tract of land to establish Catalina Unit 2 Subdivision, generally located southwest of the intersection of Loop 1604 and Green Road. Staff recommends Approval. (Isaac Levy, Planner, 210-207-2736, Isaac.Levy@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

**Council District:** 2

**Filing Date:** April 1, 2022

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

**Engineer/Surveyor:** Westwood Professional Services, Inc.

**Staff Coordinator:** Isaac Levy, Planner, 210-207-2736

**ANALYSIS:**

**Zoning: “R-4” Zoning District**

**Master Development Plan: LAND-MDP-20-11100047, Catalina Subdivision, accepted on October 6, 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 21.304 acre tract of land, which proposes one-hundred four (104) of single-family residential lots, four (4) non-single family residential lots, and approximately three thousand six hundred fifty-one (3,651) linear feet of public streets.