City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: May 11, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

Scenic Crest Unit 3 21-11800430

SUMMARY:

Request by Brian Otto, Meritage Homes of Texas, LLC, for approval to subdivide a tract of land to establish Scenic Crest Unit 3 Subdivision, generally located northwest of the intersection of Toutant Beauregard Road and Scenic Loop Road. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: ETJ
Filing Date: April 28, 2022
Applicant/Owner: Brian Otto, Meritage Homes of Texas, LLC
Engineer/Surveyor: Jones Carter

Staff Coordinator: Chris McCollin, Planning Coordinator, (210) 207-5014

ANALYSIS:

Zoning: The proposed plat is located outside the city limits of San Antonio; therefore, zoning is not applicable.

Master Development Plan: MDP 19-11100030, Scenic Crest, accepted on December 7, 2020.

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 12.353 acre tract of land, which proposes sixty four (64) single-family residential lots, two (2) non-single family residential lots, and approximately one thousand seven hundred (1,700) linear feet of public streets.