



# City of San Antonio

## Agenda Memorandum

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

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

**Agenda Date:** December 14, 2022

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** ETJ

**SUBJECT:**

Fox Falls 21-11800511

**SUMMARY:**

Request by Brian Otto, Meritage Homes of Texas, LLC and Gregory McClure, Alamo Community College District, for approval to replat and subdivide a tract of land to establish Fox Falls Subdivision, generally located northwest of the intersection of Balcones Creek and Interstate 10. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

**Council District:** ETJ

**Filing Date:** November 22, 2022

**Applicant/Owner:** Brian Otto, Meritage Homes of Texas, LLC and Gregory McClure, Alamo Community College District

**Engineer/Surveyor:** Kimley Horn

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

**ANALYSIS:**

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

**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 Replat and Subdivision plat that consists of 66.205 acre tract of land, which proposes two hundred thirteen (208) of single-family residential lots, nine (9) non-single family residential lots, and approximately twelve thousand sixty-five (12,065) linear feet of public streets.