



City of San Antonio

Legislation Details (With Text)

File #: 17-1300
Type: Staff Briefing - Without Ordinance
In control: Planning Commission

On agenda: 1/25/2017

Title: 160468: Request by Brian Otto, Meritage Homes of Texas, LLC, for approval to Replat a tract of land to establish Valencia Park Enclave, Phase B Subdivision, generally located north of Borgfeld Drive and east of Blanco Road. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 160468 Final Plat

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

SUBJECT:
 Valencia Park Enclave, Phase B 160468

SUMMARY:
 Request by Brian Otto, Meritage Homes of Texas, LLC, for approval to Replat a tract of land to establish Valencia Park Enclave, Phase B Subdivision, generally located north of Borgfeld Drive and east of Blanco Road. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:
 Council District: ETJ
 Filing Date: January 5, 2017
 Owner: Brian Otto, Meritage Homes of Texas, LLC
 Engineer/Surveyor: Moy Tarin Ramirez Engineers, LLC
 Staff Coordinator: Martha Bernal, Planner, (210) 207-0210

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

Notices:
 To the present, staff has not received any written responses in opposition from the surrounding property owners.

Military Awareness Zone:

The subject property lies within the Camp Bullis 5-Mile Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the Camp Bullis Military Installation were notified.

The proposed project will comply with the dark sky lighting measures of (July 22, 2008 Bexar County Court Order).

ALTERNATIVE ACTIONS:

Per State Law, Section, 212.009 and Unified Development Code, Section 35-432(e) the Planning Commission must approve Plats that conform to the Code.

RECOMMENDATION:

Approval of a Replat that consists of 44.574 acre tract of land, which proposes fifty-eight (58) single-family residential lots, and approximately two thousand seven hundred forty-two (2,742) linear feet of private streets.