



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-3015

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 5/10/2017

**Title:** 160524: Request by Brian Otto, Meritage Homes of Texas, L.L.C., for approval to subdivide a tract of land to establish Tribute Ranch, Unit 1 Subdivision, generally located southwest of the intersection of F.M. 1560 and Galm Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 160524-2017-04-21\_Mylar Plat, 2. 160524-Tribute Ranch -Tree Variance

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**SUBJECT:**  
Tribute Ranch-Subd. Unit 1 160524

**SUMMARY:**  
Request by Brian Otto, Meritage Homes of Texas, L.L.C., for approval to subdivide a tract of land to establish Tribute Ranch-Subd., Unit 1, generally located southwest of the intersection of F.M. 1560 and Galm Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)

### BACKGROUND INFORMATION:

Council District: ETJ  
Filing Date: April 24, 2017  
Owner: Brian Otto, Meritage Homes of Texas, L.L.C.  
Engineer/Surveyor: Cude Engineers, LLC  
Staff Coordinator: Juanita Romero, Planner, (210) 207-8264

### ANALYSIS:

#### Zoning:

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

#### Master Development Plans:

MDP 16-00012, Tribute Ranch Subdivision, accepted on May 10, 2017

#### Variance Request:

One October 17, 2016, the applicant requested a variance from Section 35-523(h) of the Unified Development Code (UDC). The Development Services Department, City Arborist, has no objection to the granting of the variance as indicated in the attached report (ATTACHMENT 2).

**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 Subdivision Plat that consists of 18.483 acre tract of land, which proposes fifty-two (52) single-family residential lots and ten (10) non-single-family residential lots, and approximately two thousand four hundred thirty-five (2,435) linear feet of public streets.

Staff reviewed the request, and found it to be in conformance with the Unified Development Code (UDC) with exception of the Variance mentioned above. In regards to the Variance, staff does concur with the applicant's justification. Therefore, the Director of Development Services recommends approval of the variance and plat.