



City of San Antonio

Legislation Details (With Text)

File #: 21-4718

Type: Staff Briefing - Without Ordinance

In control: Planning Commission

On agenda: 7/14/2021

Title: 19-11800442: Request by Taylor Dreiss, Pecan Springs Development Company, LLC. and Tom Dreiss, Toutant Ranch, Ltd., for approval to subdivide a tract of land to establish Pecan Springs Unit 2, Enclave Subdivision, generally located northwest of the intersection of Toutant Beauregard Road and Anaqua Springs. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Final Plat

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

SUBJECT:
Pecan Springs Unit 2, Enclave 19-11800442

SUMMARY:
Request by Taylor Dreiss, Pecan Springs Development Company, LLC. and Tom Dreiss, Toutant Ranch, Ltd., for approval to subdivide a tract of land to establish Pecan Springs Unit 2, Enclave Subdivision, generally located northwest of the intersection of Toutant Beauregard Road and Anaqua Springs. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: ETJ
Filing Date: June 29, 2021
Owner: Taylor Dreiss, Pecan Springs Development Company, LLC, and Tom Dreiss, Toutant Ranch, LTD.
Engineer/Surveyor: Matkin Hoover Engineering and Surveying
Staff Coordinator: Kallie Ford, Planner, (210) 207-8302

ANALYSIS:

Zoning:

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

Master Development Plans:

MDP 19-11100033, Pecan Springs, accepted on October 29, 2019.

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.

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 42.446 acre tract of land, which proposes thirty (30) single-family residential lots, four (4) non-single-family residential lot, and approximately four thousand six hundred forty eight (4,648) linear feet of private streets.