



City of San Antonio

Agenda Memorandum

File Number:21-3226

Agenda Item Number: 4.

Agenda Date: 4/28/2021

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Pecan Springs Unit 1A 20-11800618

SUMMARY:

Request by Taylor Dreiss, Pecan Springs Development Company, LLC and Tom Dreiss, Toutant Ranch, LTD., for approval to replat and subdivide a tract of land to establish Pecan Springs Unit 1A, generally located west of the intersection of Montell Point and Morhiss Point. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ
Filing Date: April 26, 2021
Owner: Taylor Dreiss, Pecan Springs Development Company, LLC
and Tom Dreiss, Toutant Ranch, LTD.
Engineer/Surveyor: Matkin Hoover Engineering and Surveying
Staff Coordinator: Joshua Orton, Planner, (210) 207-8050

ANALYSIS:

Zoning:

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

Master Development Plans:

MDP 20-11100010, Pecan Springs, accepted on April 6, 2021.

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.

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 and Subdivision Plat that consists of a 13.135 acre tract of land, which proposes five (5) single-family residential lots and approximate one thousand five hundred (1,500) linear feet of private streets.