



# City of San Antonio

## Agenda Memorandum

**File Number:**15-4841

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**Agenda Item Number:** 5.

**Agenda Date:** 9/23/2015

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**SUBJECT:**

Castle Hill Unit 2, Enclave 150211

**SUMMARY:**

Request by Brian Otto, Meritage Homes of Texas, LLC, for approval to replat a tract of land to establish Castle Hills Unit 2, Enclave Subdivision, generally located northwest of the intersection of West Avenue and Anchor Drive. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

Council District: 9  
Filing Date: September 17, 2015  
Owner: Brian Otto, Meritage Homes of Texas, LLC  
Engineer/Surveyor: M.W. Cude Engineers, L.L.C.  
Staff Coordinator: Richard Carrizales, Planner, (210) 207-8050

**ANALYSIS:**

**Zoning:**

“MF 33 R4 R5 AHOD” Multi-family District Residential Single Family District Airport Hazard Overlay District

**Master Development Plans:**

MDP 15-00010, Castle Hills Subdivision, accepted on September 17, 2015

**Notices:**

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

**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 7.899 acre tract of land, which proposes forty (40) single

-family residential lots, two (2) non-single-family residential lots, and approximately one thousand seventy one (1,071) linear feet of private streets.