



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-3722

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 6/13/2018

**Title:** 170516: Request by Joe Hernandez, KB Home Lone Star, INC., for approval to subdivide a tract of land to establish Mirabel, Unit-3 Subdivision, generally located southeast of the intersection of Old Fredericksburg Road and Tawny Way. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 170516 - Mirabel, Unit-3

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

**SUBJECT:**

Mirabel, Unit-3 170516

**SUMMARY:**

Request by Joe Hernandez, KB Home Lone Star, INC., for approval to subdivide a tract of land to establish Mirabel, Unit-3 Subdivision, generally located southeast of the intersection of Old Fredericksburg Road and Tawny Way. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

Council District: ETJ  
 Filing Date: May 30, 2018  
 Owner: Joe Hernandez, KB Home Lone Star, INC  
 Engineer/Surveyor: Pape Dawson Engineers  
 Staff Coordinator: Chris McCollin, Senior Planner, (210) 207-5014

**ANALYSIS:**

**Zoning:**

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

**Master Development Plans:**

MDP 14-00011.01, Lost Creek IV Subdivision, accepted on May18, 2016

**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, and the Garrison Commander provided the following response:

- The proposed project will comply with the dark sky lighting measures (July 22, 2008 Bexar County Court Order) or the UDC's Military Lighting Overlay Zoning District (MLOD-1) regulations, whichever is applicable.

**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 14.720 acre tract of land, which proposes sixty eight (68) single-family residential lots, four (4) non-single family residential lots and approximately two thousand three hundred twenty five (2,325) linear feet of public streets.