



City of San Antonio

Legislation Details (With Text)

File #: 19-2811
Type: Staff Briefing - Without Ordinance
In control: Planning Commission

On agenda: 3/27/2019

Title: 180359: Request by Joe Hernandez, KB Home Lone Star, Inc., for approval to subdivide a tract of land to establish Escondido North, Unit 7 Subdivision, generally located northwest of the intersection of Texas Palm Drive and Binz-Engleman Road. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria. Castro@sanantonio.gov, Development Services Department).

Sponsors:

Indexes:

Code sections:

Attachments: 1. 180359 Signed Mylar

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

SUBJECT:
Escondido North, Unit 7 180359

SUMMARY:
Request by Joe Hernandez, KB Home Lone Star, Inc., for approval to subdivide a tract of land to establish Escondido North, Unit 7 Subdivision, generally located northwest of the intersection of Texas Palm Drive and Binz-Engleman Road. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria. Castro@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:
 Council District: OCL
 Filing Date: March 15, 2019
 Owner: Joe Hernandez, KB Home Lone Star, Inc.,
 Engineer/Surveyor: Pape Dawson, Engineers
 Staff Coordinator: Victoria Castro, Planner, (210) 207-2736

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

Master Development Plans:
 MDP 16-00006, Escondido North, accepted on September 9, 2016

Military Awareness Zone:
 The subject property lies within the Randolph 5-Mile Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City’s Office of Military Affairs and the 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 18.37 acre tract of land, which proposes eighty (80) single-family residential lots, five (5) non-single family residential lots and approximately two thousand six hundred two (2602) linear feet of public streets.