



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-2042  
**Type:** Staff Briefing - Without Ordinance  
**In control:** Planning Commission

**On agenda:** 3/25/2015

**Title:** 140431: Request by Ian Cude, Continental Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Redbird Ranch, Unit 11B Subdivision, generally located northwest of the intersection of Night Heron and Eastern Phoebe. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Final 140431 Redbird Ranch Unit 11B

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**DEPARTMENT:** Development Services

**SUBJECT:**  
Redbird Ranch, Unit 11B 140431

**SUMMARY:**  
Request by Ian Cude, Continental Homes of Texas, LP., for approval to replat and subdivide a tract of land to establish Redbird Ranch, Unit 11B Subdivision, generally located northwest of the intersection of Night Heron and Eastern Phoebe. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**  
 Council District: ETJ  
 Filing Date: March 6, 2015  
 Owner: Ian Cude, Continental Homes of Texas, LP.  
 Engineer/Surveyor: Pape-Dawson, Engineers  
 Staff Coordinator: Richard Carrizales, 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 842-B, Redbird Ranch, accepted on August 4, 2010

**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(d) the Planning Commission must approve Plats that conform to the Code.

**RECOMMENDATION:**

Approval of a Subdivision Plat that consists of 14.807 acre tract of land, which proposes fifty one (51) single-family residential lots, one (1) non-single-family residential lot and approximately one thousand eight hundred two (1802) linear feet of public streets.