



City of San Antonio

Legislation Details (With Text)

File #: 18-2353
Type: Staff Briefing - Without Ordinance
In control: Planning Commission

On agenda: 3/28/2018

Title: 170058: Request by Joseph Hernandez, KB Home Lone Star, Inc., for approval to replat and subdivide a tract of land to establish Fischer Tract, Unit 1B Subdivision, generally located northeast of Evans Road and Cibolo Vista. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 170058 SAWS Aquifer Letter, 2. 170058 Final submittal

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

SUBJECT:
Fischer Tract, Unit 1B 170058

SUMMARY:
Request by Joseph Hernandez, KB Home Lone Star, Inc., for approval to replat and subdivide a tract of land to establish Fischer Tract, Unit 1B Subdivision, generally located northeast of Evans Road and Cibolo Vista. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:
 Council District: ETJ
 Filing Date: March 8, 2018
 Owner: Joseph Hernandez, KB Home Lone Star, Inc.,
 Engineer/Surveyor: KFW Engineers & Surveyors
 Staff Coordinator: Martha Bernal, Planner, (210) 207-0210

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

Master Development Plans:
 MDP 16-00010, Fischer Tract, accepted on November 9, 2016

Notices:

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

Aquifer Review:

The subject property is located within the Edwards Recharge Zone. The Aquifer Protection and Evaluation Section of the San Antonio Water Systems (SAWS) reviewed the proposed project as indicated in the attached report (ATTACHMENT 1). No significant recharge features were observed on this site. The request meets all of the requirements for development over the recharge zone.

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 that consists of 15.28 acre tract of land, which proposes fifty (50) single-family residential lots, one (1) non-single-family residential lot, and approximately two thousand six hundred seventy-eight (2,678) linear feet of public streets.