



City of San Antonio

Legislation Details (With Text)

File #: 16-3703
Type: Staff Briefing - Without Ordinance
In control: Planning Commission

On agenda: 7/13/2016

Title: 150185: Request by Joe Hernandez, KB Home, for approval to replat and subdivide a tract of land to establish Mirabel, Unit-2 Subdivision, generally located northeast of the intersection of Lost Creek Way and San Mirienda Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 150185 Signed Plat 6-9-16

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

SUBJECT:
Mirabel, Unit-2 150185

SUMMARY:
Request by Joe Hernandez, KB Home, for approval to replat and subdivide a tract of land to establish Mirabel, Unit-2 Subdivision, generally located northeast of the intersection of Lost Creek Way and San Mirienda Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:
 Council District: ETJ
 Filing Date: June 9, 2016
 Owner: Joe Hernandez, KB Home
 Engineer/Surveyor: Pape Dawson, Engineers
 Staff Coordinator: Juanita Romero, Planner, (210) 207-8264

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

Master Development Plans:
MDP 14-00011, Lost Creek IV, accepted on September 11, 2014

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

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 applicant sent the project survey to the U.S. Fish and Wildlife Services (USFWS) Ecological Services Office in Austin; and/or
- 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.

The applicant acknowledges receiving the response from the Garrison Commander, and indicated. No letter was received.

At this time, the City recommends the applicant coordinate with U.S. Fish and Wildlife (USFW), and Camp Bullis staff regarding the proposed project, and will not place holds on the plats and plans associated with this recommendation.

However, it is noted that the applicant will need to comply with the dark sky lighting measures of Bexar County as of Court Order on July 22, 2008 or the Military Lighting Overlay District (MLOD-1) Regulations, whichever is applicable.

The subject property lies within the JBASA- Lackland Military Influence Area. 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 13.548 acre tract of land, which proposes two (2) non-single-family residential lots, sixty (60) single-family residential lots, and approximately one thousand seven hundred eighty-seven (1,787) linear feet of public streets.