



City of San Antonio

Agenda Memorandum

File Number: 17-6048

Agenda Item Number: 21.

Agenda Date: 11/13/2017

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Texas Research Park Unit 5 170222

SUMMARY:

Request by Joe Hernandez, KB Home Lone Star Inc., for approval to subdivide a tract of land to establish Texas Research Park Unit 5 Subdivision, generally located southwest of the intersection of State Highway 211 and Lambda Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: ETJ
Filing Date: October 27, 2017
Owner: Joe Hernandez, KB Home Lone Star Inc.
Engineer/Surveyor: Pape Dawson, Engineers
Staff Coordinator: Juanita Romero, Planner, (210) 207-8264

ANALYSIS:

Zoning:

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

Master Development Plans:

MDP 15-00004, Texas Research Park, accepted on June 21, 2015

FEMA Study:

It is noted that no building permits will be issued until a FEMA LOMR flood plain study is prepared and approved. In addition, a letter of map revision must be issued by FEMA indicating no 100-year flood plain encroachment exists on lot 45 thru 63, Block 80, & lots 20 and 21, Block 84, CB 4347. Elevation certificates for homes constructed on the above-mentioned lots shall be submitted to the City of San Antonio and Bexar County.

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 25.69 acre tract of land, which proposes two (2) non-

single-family residential lots, and sixty-three (63) single-family residential lots, and approximately three thousand five hundred five (3,505) linear feet of public streets.