



City of San Antonio

Legislation Details (With Text)

File #: 16-1602

Type: Staff Briefing - Without Ordinance

In control: Planning Commission

On agenda: 2/10/2016

Title: 150312: Request by Chris Mastin, Centex Homes Real Estate Corp., for approval to replat and subdivide a tract of land to establish Reserve of Lost Creek, Unit 3B Phase I, generally located northwest of El Paseo Drive and Ralph Fair Road. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 150312 FINAL Lost Creek 3B Phase 1 Mylar Plat

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

SUBJECT:

Reserve of Lost Creek, Unit 3B Phase I 150312

SUMMARY:

Request by Chris Mastin, Centex Homes Real Estate Corp., for approval to replat and subdivide a tract of land to establish Reserve of Lost Creek, Unit 3B Phase I, generally located northwest of El Paseo Drive and Ralph Fair Road. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: ETJ
Filing Date: January 26, 2016
Owner: Chris Mastin, Centex Homes Real Estate Corp.
Engineer/Surveyor: M.W. Cude Engineers, LLC
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 828D, Lost Creek III, approved on December 14, 2011

Military Awareness Zone:

This plan lies within the Camp Bullis 5-Mile Awareness Zone, the tract is less than ten (10) acres,

and does not immediately abut the Camp Bullis or Camp Stanley installations. Therefore, the Military Installation's review was not applicable in accordance with the executed Memorandum of Understanding (MOU).

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

RECOMMENDATION:

Approval of a Subdivision Plat that consists of 9.303 acre tract of land, which proposes forty eight (48) single-family residential lots, and two (2) non-single family residential lots, approximately one thousand five hundred forty-four (1,544) linear feet of public streets.