



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-1758  
**Type:** Staff Briefing - Without Ordinance  
**In control:** Planning Commission

**On agenda:** 2/13/2019

**Title:** 180186: Request by Joseph C. Hernandez, KB Home Lone Star Inc., for approval to subdivide a tract of land to establish Carmona Hills Subdivision Unit 5B, generally located south of the intersection of Carmona Pass and Bolton Hills. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 180186-FINAL PLAT

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**SUBJECT:**  
 Carmona Hills Subdivision Unit 5B 180186

**SUMMARY:**  
 Request by Joseph C. Hernandez, KB Home Lone Star Inc., for approval to subdivide a tract of land to establish Carmona Hills Subdivision Unit 5B, generally located south of the intersection of Carmona Pass and Bolton Hills. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**  
 Council District: 4  
 Filing Date: January 18, 2019  
 Owner: Joseph C. Hernandez, KB Home Lone Star, Inc.  
 Engineer/Surveyor: KCI Technologies, Inc.  
 Staff Coordinator: Jose Garcia, Planner, (210) 207-8268

**ANALYSIS:**  
**Zoning:**  
 "R-5" Residential Single-Family District

**Master Development Plans:**  
 MDP 13-00001, Carmona Hills, accepted on June 18, 2013

**Military Awareness Zone:**

The subject property lies within the JBSA- 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 3.138 acre tract of land, which proposes fifteen (15) single-family residential lots and approximately seven hundred six (706) linear feet of public streets.