



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-5901

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 8/14/2019

**Title:** 180422: Request by Brian Barron, Lennar Homes of Texas Land & Construction, Ltd, for approval to subdivide a tract of land to establish Paloma Subdivision Unit 8A Subdivision, generally located southeast of the intersection of Interstate 10 and Loop 1604. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Paloma Unit 8A Mylar Plat\_190715

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

**SUBJECT:**  
Paloma Subdivision Unit 8A 180422

**SUMMARY:**  
Request by Brian Barron, Lennar Homes of Texas Land & Construction, Ltd, for approval to subdivide a tract of land to establish Paloma Subdivision Unit 8A Subdivision, generally located southeast of the intersection of Interstate 10 and Loop 1604. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

Council District: 2  
Filing Date: July 30, 2019  
Owner: Brian Barron, Lennar Homes of Texas Land & Construction, Ltd  
Engineer/Surveyor: KFW Engineers & Surveying  
Staff Coordinator: Martha Bernal, Senior Planner, (210) 207-0210

**ANALYSIS:**

**Zoning:**  
"R-4" Residential Single-Family District

**Master Development Plans:**  
MDP 18-00019, Paloma Subdivision MDP, accepted on September 13, 2018

**Access:**

Plat 170595, Paloma Subdivision Unit 4, provides access to the proposed project subject to this request. Thus, this plat must be recorded prior to the proposed plat. The proposed Plat # 180422 may not be recorded until Plat 170595 is recorded with Bexar County.

**Military Awareness Zone:**

The subject property lies within the Randolph Military Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs was 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 19.89 acre tract of land, which proposes ninety-one (91) single-family residential lots, three (3) non-single-family residential lots and approximately one thousand nine hundred thirty-four (3,667) linear feet of public streets.