



# City of San Antonio

## Agenda Memorandum

**File Number:**16-1089

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**Agenda Item Number:** 6.

**Agenda Date:** 1/13/2016

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**SUBJECT:**

Windcrest Heights U-IV Subdivision 140414

**SUMMARY:**

Request by Joseph C. Hernandez, KB Home Lonestar, Inc., for approval to replat and subdivide a tract of land to establish Windcrest Heights U-IV Subdivision, generally located north of the intersection of Crestway Road and Wind Crown. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

Council District: ETJ  
Filing Date: December 09, 2015  
Owner: Joseph C. Hernandez, KB Home Lonestar, Inc.  
Engineer/Surveyor: Harry Jewett Associates  
Staff Coordinator: Jose Garcia, Planner, (210) 207-8268

**ANALYSIS:**

**Zoning:**

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

**Master Development Plans:**

MDP 13-00021, Windcrest Heights Subdivision, accepted on October 24, 2013

**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 7.342 acre tract of land, which proposes forty (40) single

-family residential lots, and approximately eight hundred (800) linear feet of public streets.