



City of San Antonio

Agenda Memorandum

File Number:17-1014

Agenda Item Number: 14.

Agenda Date: 1/11/2017

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Mirabel, Unit-4 160453

SUMMARY:

Request by Joe Hernandez, KB Home Lone Star, Inc., for approval to subdivide a tract of land to establish Mirabel, Unit-4 Subdivision, generally located northeast of the intersection of Old Fredericksburg Road and Ralph Fair Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: ETJ
Filing Date: December 16, 2016
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 Plan:

MDP 14-00011.01, Lost Creek IV, accepted on May 18, 2016

Military Awareness Zone:

The subject property lies within the Camp Bullis 5-Mile Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the Camp Bullis 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 17.135 acre tract of land, which proposes sixty-nine (69) single-family residential lots, one (1) non-single-family residential lot, and approximately two thousand four hundred seventy-six (2,476) linear feet of public streets.