



# City of San Antonio

## Agenda Memorandum

**File Number:**18-2353

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**Agenda Item Number:** 4.

**Agenda Date:** 3/28/2018

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**SUBJECT:**

Fischer Tract, Unit 1B 170058

**SUMMARY:**

Request by Joseph Hernandez, KB Home Lone Star, Inc., for approval to replat and subdivide a tract of land to establish Fischer Tract, Unit 1B Subdivision, generally located northeast of Evans Road and Cibolo Vista. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

Council District: ETJ  
Filing Date: March 8, 2018  
Owner: Joseph Hernandez, KB Home Lone Star, Inc.,  
Engineer/Surveyor: KFW Engineers & Surveyors  
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 16-00010, Fischer Tract, accepted on November 9, 2016

**Notices:**

To the present, staff has not received any written responses in opposition from the surrounding property owners.

**Aquifer Review:**

The subject property is located within the Edwards Recharge Zone. The Aquifer Protection and Evaluation Section of the San Antonio Water Systems (SAWS) reviewed the proposed project as indicated in the attached report (ATTACHMENT 1). No significant recharge features were observed on this site. The request meets all of the requirements for development over the recharge zone.

**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 replat and subdivision that consists of 15.28 acre tract of land, which proposes fifty (50) single-family residential lots, one (1) non-single-family residential lot, and approximately two thousand six hundred seventy-eight (2,678) linear feet of public streets.