



# City of San Antonio

## Agenda Memorandum

**File Number:**19-2811

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**Agenda Item Number:** 8.

**Agenda Date:** 3/27/2019

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**SUBJECT:**

Escondido North, Unit 7 180359

**SUMMARY:**

Request by Joe Hernandez, KB Home Lone Star, Inc., for approval to subdivide a tract of land to establish Escondido North, Unit 7 Subdivision, generally located northwest of the intersection of Texas Palm Drive and Binz-Engleman Road. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

Council District: OCL  
Filing Date: March 15, 2019  
Owner: Joe Hernandez, KB Home Lone Star, Inc.,  
Engineer/Surveyor: Pape Dawson, Engineers  
Staff Coordinator: Victoria Castro, Planner, (210) 207-2736

**ANALYSIS:**

**Zoning:**

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

**Master Development Plans:**

MDP 16-00006, Escondido North, accepted on September 9, 2016

**Military Awareness Zone:**

The subject property lies within the Randolph 5-Mile Awareness Zone. 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 18.37 acre tract of land, which proposes eighty (80) single-family residential lots, five (5) non-single family residential lots and approximately two thousand six hundred two (2602) linear feet of public streets.