



# City of San Antonio

## Agenda Memorandum

**File Number:**19-4478

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**Agenda Item Number:** 13.

**Agenda Date:** 6/12/2019

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**SUBJECT:**

Dove Creek Unit-1 180453

**SUMMARY:**

Request by Joe Hernandez, KB Home Lone Star Inc., for approval to subdivide a tract of land to establish Dove Creek Unit-1 Subdivision, generally located southeast of the intersection of Empresario Drive and Potranco Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

Council District: ETJ  
Filing Date: May 23, 2019  
Owner: Joe Hernandez, KB Home Lone Star Inc.  
Engineer/Surveyor: Pape-Dawson Engineers, Inc.  
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 17-00011, Potranco Market, accepted on December 15, 2017

**Military Awareness Zone:**

The subject property lies within the JBSA- Lackland Military Influence Area. 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 21.755 acre tract of land, which proposes eighty-nine

(89) single-family residential lots, two (2) non-single-family residential lots, and approximately two thousand eight hundred eighty-two (2,882) linear feet of public streets.