City of San Antonio

Agenda Memorandum

File Number: 19-5540

Agenda Item Number: 17.

Agenda Date: 8/14/2019

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:
Fischer Tract Unit 3B 180611

SUMMARY:
Request by Joe Hernandez, KB Home Lone Star Inc., for approval to subdivide a tract of land to establish Fischer Tract Unit 3B Subdivision, generally located northeast of the intersection of Cibolo Vista Road and Evans Road. Staff recommends Approval. (Juanita Romero, Senior Planner, (210) 207-8264, Juanita.Romero@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District:	ETJ
Filing Date:	July 19, 2019
Owner:	Joe Hernandez, KB Home Lone Star Inc.
Engineer/Surveyor:	Pape-Dawson, Engineers
Staff Coordinator:	Juanita Romero, Senior 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 Plans:
MDP 16-00010, Fisher Tract, accepted on November 8, 2016

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 #2). 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 Subdivision Plat that consists of 31.788 acre tract of land, which proposes seventy-six (76) single-family residential lots, two (2) non-single-family residential lots and approximately one thousand nine hundred thirty-four (1934) linear feet of public streets.