



# City of San Antonio

## Agenda Memorandum

**File Number:**20-1045

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**Agenda Item Number:** 11.

**Agenda Date:** 1/8/2020

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**SUBJECT:**

Champions Landing Unit 3 19-11800043

**SUMMARY:**

Request by Joseph Hernandez, KB Home Lone Star Inc., for approval to replat and subdivide a tract of land to establish Champions Landing Unit 3 Subdivision, generally located southwest of the intersection of Marbach Road and Cagnon Road. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

Council District: ETJ  
Filing Date: December 3, 2019  
Owner: Joseph Hernandez, KB Home Lone Star Inc.  
Engineer/Surveyor: Pape Dawson, Engineers  
Staff Coordinator: Kallie Ford, Planner, (210) 207-8302

**ANALYSIS:**

**Zoning:**

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

**Master Development Plans:**

MDP 16-00011 Champions Landing, accepted on February 28, 2008.

**Notices:**

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

**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 was 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 Replat and Subdivision Plat that consists of 16.85 acre tract of land, which proposes ninety-nine (99) single-family residential lots, two (2) non-single family residential lots, and approximately two thousand nine hundred forty (2,940) linear feet of public streets.