



City of San Antonio

Agenda Memorandum

File Number:21-1517

Agenda Item Number: 11.

Agenda Date: 2/10/2021

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Escondido North, Unit-8 20-11800156

SUMMARY:

Request by David Brodbeck, KB Home Lone Star Inc., for approval to replat and subdivide a tract of land to establish Escondido North, Unit-8 Subdivision, generally located north of the intersection of Texas Palm Drive and Binz-Engleman Road. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ
Filing Date: January 20, 2021
Owner: David Brodbeck, KB Home Lone Star Inc.
Engineer/Surveyor: Pape Dawson, Engineers
Staff Coordinator: Joyce Palmer, Planner, (210) 207-0315

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.

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 Randolph Military Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the JBSA Randolph 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 Replat and Subdivision Plat that consists of 36.02 acre tract of land, which proposes one hundred nineteen (119) single-family residential lots, two (2) non-single-family residential lots and approximately four thousand three hundred seventy-five (4,375) linear feet of public streets.