City of San Antonio

Agenda Memorandum

File Number: 21-4328

Agenda Item Number: 6.

Agenda Date: 6/23/2021

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:
Terra Buona Subdivision Unit 2   20-11800326

SUMMARY:
Request by David Brodbeck, KB Home Lone Star, INC., for approval to subdivide a tract of land to establish Terra Buona Subdivision Unit 2, generally located northwest of the intersection of Loop 1604 and US Highway 90. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District:	ETJ
Filing Date:	June 8, 2021
Owner:	David Brodbeck, KB Home Lone Star, INC
Engineer/Surveyor:	M.W. Cude Engineers, LLC
Staff Coordinator:	Chris McCollin, Senior Planner, (210) 207-5014

ANALYSIS:

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

Master Development Plans:
MDP 19-11100043, Terra Buona, accepted on November 5, 2019.

Access:
Plat 20-11800028, Terra Buona Subdivision U nit 1, provides access to the proposed project subject to this request. Thus, this plat must be recorded prior to the proposed plat. The proposed plat 20-11800326 may not be recorded until Plat 20-11800028 is recorded with Bexar County.

Military Awareness Zone:
The subject property lies within the JBSA Lackland notification 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 16.470 acre tract of land, which proposes eighty three (83) single family residential lots, and two (2) non single-family residential lots, and approximately two thousand one hundred (2,100) linear feet of public streets.