



City of San Antonio

Agenda Memorandum

File Number:15-2139

Agenda Item Number: 4.

Agenda Date: 3/25/2015

In Control: Planning Commission

DEPARTMENT: Development Services

SUBJECT:

Redbird Ranch, Unit 11D 130317

SUMMARY:

Request by Ian Cude, Continental Homes of Texas, LP, for approval to subdivide a tract of land to establish Redbird Ranch, Unit 11D Subdivision, generally located west of Snowy Egret, north of Night Heron. Staff recommends Approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: ETJ
Filing Date: March 16, 2015
Owner: Ian Cude, Continental Homes of Texas, LP
Engineer/Surveyor: Pape Dawson Engineers, Inc.
Staff Coordinator: Larry Odis, Planner, (210) 207-0210

ANALYSIS:

Zoning:

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

Master Development Plans:

MDP 842B, Redbird Ranch, accepted on August 4, 2010

Access:

Plat 140431, Redbird Ranch, Unit 11B, provides access to the proposed project subject to this request. Thus, plat 140431 must be recorded prior to the proposed plat. The proposed Plat 130317 may not be recorded until Plat 140431 is recorded with Bexar County.

ALTERNATIVE ACTIONS:

Per State Law, Section, 212.009 and Unified Development Code, Section 35-432(d) the Planning Commission must approve Plats that conform to the Code.

RECOMMENDATION:

Approval of a Subdivision Plat that consists of a 13.054-acre tract of land, which proposes sixty (60)

single-family residential lots two (2) non-single-family residential lots, and approximately one thousand nine hundred forty-three (1,943) linear feet of public streets.