City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: April 13, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

21-11800419 Fischer Tract Unit 3E

SUMMARY:

Request by Jason Townsley, KB Home Lone Star Inc., for approval to subdivide a tract of land to establish Fischer Tract Unit 3E Subdivision, generally located Northeast of the intersection of Evans Road and Cibolo Vista. Staff recommends Approval. (Isaac Levy, Planner, 210-207-2736, Isaac.Levy@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:

Council District: ETJ
Filing Date: March 15, 2022
Owner: Jason Townsley, KB Home Lone Star Inc.
Engineer/Surveyor: Pape-Dawson Engineers

Staff Coordinator: Isaac Levy, Planner, 210-207-2736

ANALYSIS:

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

Master Development Plan: MDP-16-00010.00, Fischer Tract, accepted on November 10, 2016.

ISSUE:

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.

ALTERNATIVES:

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

RECOMMENDATION:

Approval of a Subdivision plat that consists of 16.588 acre tract of land, which proposes sixty-three (63) of single-family residential lots, two (2) non-single family residential lots, and approximately two thousand two hundred eighty-eight (2,288) linear feet of public streets.