



City of San Antonio

Legislation Details (With Text)

File #: 18-5376
Type: Staff Briefing - Without Ordinance
In control: Planning Commission

On agenda: 9/26/2018

Title: 170138: Request by Jay Hanna, H.M. Leonard Development, Inc., for approval to subdivide a tract of land to establish Balcones Creek Ranch-Unit 8, Enclave Subdivision, generally located southwest of Balcones Creek and Interstate Highway 10. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 170138 Balcones Creek Ranch-Unit 8, Enclave Subdivision

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

SUBJECT:
Balcones Creek Ranch-Unit 8, Enclave 170138

SUMMARY:
Request by Jay Hanna, H.M. Leonard Development, Inc., for approval to subdivide a tract of land to establish Balcones Creek Ranch-Unit 8, Enclave Subdivision, generally located southwest of Balcones Creek and Interstate Highway 10. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

BACKGROUND INFORMATION:
 Council District: ETJ
 Filing Date: September 11, 2018
 Owner: Jay Hanna, H.M. Leonard Development, Inc.
 Engineer/Surveyor: Pape-Dawson, Engineers
 Staff Coordinator: Martha Bernal, 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 003-12, Balcones Creek Ranch, accepted on January 22, 2013

Military Awareness Zone:
 The subject property lies within the Camp Bullis 5-Mile Awareness Zone. In accordance with the

executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the Camp Bullis 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 17.402 acre tract of land, which proposes sixty-six (66) single-family residential lots, two (2) non-single-family residential lots, and approximately two thousand three hundred eighty (2,380) linear feet of private streets.