



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-2440  
**Type:** Staff Briefing - Without Ordinance  
**In control:** Planning Commission  
**On agenda:** 4/26/2017  
**Title:** 170064: Request by Jay Patterson, Southerland Canyons II, LLC, for approval to subdivide a tract of land to establish Blackbuck Ranch Phase I Unit 3 Enclave Subdivision, generally located southwest of Kendall Canyon and Edens Canyon. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Blackbuck Unit 3 Enclave Plat 170064-Final

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**SUBJECT:**

Blackbuck Ranch Phase I Unit 3 Enclave 170064

**SUMMARY:**

Request by Jay Patterson, Southerland Canyons II, LLC, for approval to subdivide a tract of land to establish Blackbuck Ranch Phase I Unit 3 Enclave Subdivision, generally located southwest of Kendall Canyon and Edens Canyon. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

**BACKGROUND INFORMATION:**

Council District: ETJ  
Filing Date: April 17, 2017  
Owner: Jay Patterson, Southerland Canyons II, LLC  
Engineer/Surveyor: Jones/Carter 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 16-00007, Blackbuck Ranch Phase I, accepted on September 12, 2016

**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.

The proposed project will comply with the dark sky lighting measures (July 22, 2008 Bexar County Court Order).

**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 30.715 acre tract of land, which proposes two (2) non-single-family residential lots, thirty-five (35) single-family residential lots, and approximately three thousand one hundred fifty-eight (3,158) linear feet of private streets.