



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-3990

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 7/12/2017

**Title:** 170193: Request by Jay Hanna, HM Leonard Development, Inc., for approval to replat and subdivide a tract of land to establish Balcones Creek Ranch Unit 7A, Enclave Subdivision, generally located southwest of the intersection of Interstate Highway 10 West and Balcones Creek Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 170193 Balcones Creek Ranch U7A Enclave-Final

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

**SUBJECT:**

Balcones Creek Ranch Unit 7A, Enclave 170193

**SUMMARY:**

Request by Jay Hanna, HM Leonard Development, Inc., for approval to replat a tract of land to establish Balcones Creek Ranch Unit 7A, Enclave Subdivision, generally located southwest of the intersection of Interstate Highway 10 West and Balcones Creek. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)

**BACKGROUND INFORMATION:**

Council District: ETJ  
Filing Date: June 19, 2017  
Owner: Jay Hanna, HM Leonard Development, Inc.  
Engineer/Surveyor: Pape-Dawson Engineers  
Staff Coordinator: Juanita Romero, Planner, (210) 207-8264

**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

**Notices:**

To the present, staff has not received any written responses in opposition from the surrounding property owners.

**Military Awareness Zone:**

This plan lies within the Camp Bullis 5-Mile Awareness Zone, the tract is less than ten (10) acres, and does not immediately abut the Camp Bullis or Camp Stanley installations. Therefore, the Military Installation's review was not applicable in accordance with the executed Memorandum of Understanding (MOU).

**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 replat that consists of 1.007 acre tract of land, which proposes four (4) single-family residential lots.