



# City of San Antonio

## Legislation Details (With Text)

**File #:** 21-3383

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 5/26/2021

**Title:** 20-11800561: Request by David Beene, Management Matters, Inc. / Jertif, Inc., for approval to replat and subdivide a tract of land to establish Hill Country Square – Country Place, generally located southeast of the intersection of US Hwy 281 and Cibolo Creek. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Final Plat

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

**SUBJECT:**

Hill Country Square - Country Place 20-11800561

**SUMMARY:**

Request by David Beene, Management Matters, Inc. / Jertif, Inc., for approval to replat and subdivide a tract of land to establish Hill Country Square - Country Place, generally located southeast of the intersection of US Hwy 281 and Cibolo Creek. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

Council District: ETJ  
Filing Date: April 28, 2021.  
Owner: David Beene, Management Matters, Inc. / Jertif, Inc.  
Engineer/Surveyor: 6S Engineering, Inc.  
Staff Coordinator: Nicole Salinas, Planner, (210) 207-8264

**ANALYSIS:**

**Zoning:**

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

**Military Awareness Zone:**

The subject property lies within the Camp Bullis Military 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 Replat Subdivision Plat that consists of 8.631 acre tract of land, which proposes seven (7) non-single-family residential lots.