



# City of San Antonio

## Legislation Details (With Text)

**File #:** 21-3671

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

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

**Title:** 180144: Request by Jay Patterson, Southerland Canyons II, LLC., for approval to subdivide a tract of land to establish Blackbuck Ranch Phase I Unit 1A, PUD Subdivision, generally located southwest of the intersection of Nina Ridge and Eden's Canyon. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@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:**  
Blackbuck Ranch Phase I Unit 1A, PUD 180144

**SUMMARY:**  
Request by Jay Patterson, Southerland Canyons II, LLC., for approval to subdivide a tract of land to establish Blackbuck Ranch Phase I Unit 1A, PUD Subdivision, generally located southwest of the intersection of Nina Ridge and Eden's Canyon. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

### BACKGROUND INFORMATION:

Council District: ETJ  
Filing Date: May 10, 2021  
Owner: Jay Patterson, Southerland Canyons II, LLC.,  
Engineer/Surveyor: Jones & Carter  
Staff Coordinator: Martha Bernal, Senior 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 16-00007.01, Blackbuck Ranch Phase I, accepted on February 28, 2018.

#### 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 1.927-acre tract of land, which proposes two (2) single-family residential lots, two (2) non-single-family residential lots and approximately two hundred twenty-two (222) linear feet of private streets.