



# City of San Antonio

## Legislation Details (With Text)

**File #:** 21-3863

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

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

**Title:** 19-11800362: Request by Jay Hanna, HMBRU10 LP, Jay Hanna, LHM Balcones Creek Development Inc., and Tim Sawtelle, Balcones Creek Residential Community, Inc., for approval to subdivide a tract of land to establish Holman Acres, Enclave Subdivision, generally located northeast of the intersection of Boerne Stage Road and Dos Cerros Drive. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@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:**

Holman Acres, Enclave 19-11800362

**SUMMARY:**

Request by Jay Hanna, HMBRU10 LP, Jay Hanna, LHM Balcones Creek Development Inc., and Tim Sawtelle, Balcones Creek Residential Community, Inc., for approval to subdivide a tract of land to establish Holman Acres, Enclave Subdivision, generally located northeast of the intersection of Boerne Stage Road and Dos Cerros Drive. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

Council District: ETJ  
Filing Date: May 3, 2021  
Owner: Jay Hanna, HMBRU10 LP, Jay Hanna, LHM Balcones Creek Development Inc., and Tim Sawtelle, Balcones Creek Residential Community, Inc.  
Engineer/Surveyor: Pape Dawson, Engineers  
Staff Coordinator: Joyce Palmer, Planner, (210) 207-0315

**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 Subdivision Plat that consists of 33.128 acre tract of land, which proposes one hundred ten (110) single-family residential lots, three (3) non-single-family residential lots and approximately ten thousand four hundred fifty-three (10,453) linear feet of private streets.